

Bylaw 18175

A Bylaw to amend Bylaw 12800, as amended,
The Edmonton Zoning Bylaw
Amendment No. 2459

WHEREAS the lands shown on Schedule "A" and legally described on Schedule "B", located east of 97 Street NW, west of 92 Street NW, south of 103a Avenue NW, and north of 101 Avenue NW, The Quarters, Edmonton, Alberta, are specified on the Zoning Map as (DC1) Direct Development Control Provision; and

WHEREAS an application was made to rezone the above described property to (DC1) Direct Development Control Provision;

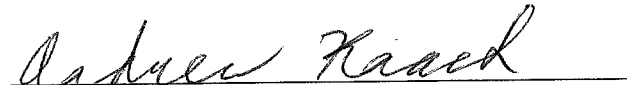
NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part III to Bylaw 12800 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described on Schedule "B", located east of 97 Street NW, west of 92 Street NW, south of 103a Avenue NW, and north of 101 Avenue NW, The Quarters, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from (DC1) Direct Development Control Provision to (DC1) Direct Development Control Provision.
2. The uses and regulations of the aforementioned DC1 Provision are attached as Schedules "C", "D", "E", "F", "G" and "H".

3. The sketch plan attached as Schedule "A" and the uses and regulations of the DC1 Provision shown on Schedule "C", "D", "E", "F", "G" and "H attached are hereby incorporated into the Zoning Bylaw, being Part IV to Bylaw 12800, The Edmonton Zoning Bylaw.

READ a first time this	15th	day of	November	, A. D. 2017;
READ a second time this	15th	day of	November	, A. D. 2017;
READ a third time this	15th	day of	November	, A. D. 2017;
SIGNED and PASSED this	15th	day of	November	, A. D. 2017.

THE CITY OF EDMONTON


MAYOR

F-11 
CITY CLERK

Map of the City of Vancouver showing various urban areas and their designations. The map includes labels for areas like DC1, DC2, RA7, RF6, AJ, US, CB2, CCA, AN, RA8, RF3, RF5, RF2, and A. A legend at the bottom left shows a shaded box labeled "DC1 to DC1". A north arrow is at the bottom right.

ADDRESS	LEGAL DESCRIPTION	FROM	TO
10102 - 95 STREET NW	Plan ND Blk 1 Lot 1	DC1	DC1
10118 - 95 STREET NW	Units 1-79 Condominium Plan 0421589	DC1	DC1
10123 - 95 STREET NW	Plan RN49 Lot 1	DC1	DC1
10127 - 95 STREET NW	Plan RN49 Lot 2	DC1	DC1
10128 - 95 STREET NW	Plan ND Blk 1 Lot 8	DC1	DC1
10129 - 95 STREET NW	Plan RN49 Lot 3	DC1	DC1
10131 - 95 STREET NW	Plan RN49 Lot 4	DC1	DC1
10131 - 97 STREET NW	Plan ND Blk 2 Lots 27-28	DC1	DC1
10132 - 95 STREET NW	Plan ND Blk 1 Lot 9	DC1	DC1
10134 - 96 STREET NW	Plan ND Blk 3 Lots 1-2	DC1	DC1
10136 - 95 STREET NW	Plan ND Blk 1 Lots 10-11	DC1	DC1
10141 - 95 STREET NW	Units 1-14 Condominium Plan 0225190	DC1	DC1
10146 - 96 STREET NW	Plan ND Blk 3 Lot 3	DC1	DC1
10148 - 95 STREET NW	Plan 8923158 Blk 4 Lot 49	DC1	DC1
10152 - 96 STREET NW	Plan ND Blk 3 Lot 4	DC1	DC1
10152 - 96 STREET NW	Plan ND Blk 3 Lots 5-6	DC1	DC1
10153 - 94A STREET NW	Plan RN82 Blk 1 Lot 8	DC1	DC1
10153 - 97 STREET NW	Plan 0921522 Blk 3 Lot 25A	DC1	DC1
10155 - 94 STREET NW	Plan RN82 Blk 2 Lot 5	DC1	DC1
10155 - 95 STREET NW	Plan RN35 Lot 9	DC1	DC1
10156 - 94A STREET NW	Plan 6109ET Lot D	DC1	DC1
10157 - 94 STREET NW	Plan 9221542 Blk 2 Lot 6A	DC1	DC1
10157 - 94A STREET NW	Plan RN82 Blk 1 Lot 7	DC1	DC1
10158 - 94 STREET NW	Plan RN82 Blk 1 Lot 8	DC1	DC1
10159 - 94 STREET NW	Plan 7922137 Blk 2 Lot 6	DC1	DC1
10159 - 94A STREET NW	Plan RN82 Blk 1 Lots 6-7	DC1	DC1
10160 - 94 STREET NW	Plan RN82 Blk 1 Lot 7	DC1	DC1
10160 - 94A STREET NW	Plan 6109ET Lot C	DC1	DC1
10163 - 94A STREET NW	Plan RN82 Blk 1 Lot 6	DC1	DC1
10164 - 94A STREET NW	Plan 6109ET Lot B	DC1	DC1
10164 - 96 STREET NW	Plan ND Blk 3 Lots 7-8	DC1	DC1
10166 - 94 STREET NW	Plan RN82 Blk 1 Lot 6	DC1	DC1
10166 - 94A STREET NW	Plan 6109ET Lot A	DC1	DC1
10175U - 94 STREET NW	Plan 5281X Blk 2 Lot OT	DC1	DC1
10203 - 97 STREET NW	Plan ND Blk 6 Lots 28-31	DC1	DC1
10204 - 96 STREET NW	Plan ND Blk 6 Lot 1	DC1	DC1
10211 - 96 STREET NW	Plan ND Blk 5 Lot 29	DC1	DC1
10212 - 96 STREET NW	Plan ND Blk 6 Lots 1-4	DC1	DC1
10216 - 95 STREET NW	Plan ND Blk 5 Lot 4	DC1	DC1
10216 - 96 STREET NW	Plan 1623987 Blk 6 Lot 49	DC1	DC1
10217 - 96 STREET NW	Plan ND Blk 5 Lots 27-28	DC1	DC1
10217 - 97 STREET NW	Plan ND Blk 6 Lots 24-27	DC1	DC1
10219 - 96 STREET NW	Plan ND Blk 5 Lots 26-27	DC1	DC1
10225 - 95 STREET NW	Plan 1221938 Blk 1 Lot 2	DC1	DC1
10225 - 95 STREET NW	Plan RN23 Blk 1 Lot 1	DC1	DC1
10229 - 96 STREET NW	Plan ND Blk 5 Lots 25-26	DC1	DC1
10230 - 95 STREET NW	Plan ND Blk 5 Lot 5	DC1	DC1
10230 - 95 STREET NW	Plan ND Blk 5 Lot 6	DC1	DC1
10230 - 95 STREET NW	Plan ND Blk 5 Lots 7-8	DC1	DC1
10235 - 96 STREET NW	Plan ND Blk 5 Lot 24	DC1	DC1
10240 - 96 STREET NW	Plan ND Blk 7 Lot 2	DC1	DC1
10245 - 96 STREET NW	Plan 1722221 Blk 8 Lot 24	DC1	DC1
10245 - ALEX TAYLOR ROAD NW	Plan 0829118 Blk 1 Lot 14	DC1	DC1
10246 - 96 STREET NW	Plan ND Blk 7 Lots 3-4	DC1	DC1
10247 - 97 STREET NW	Plan 1008CL Blk 7 Lot 31	DC1	DC1
10249 - 97 STREET NW	Plan 1008CL Blk 7 Lot 30	DC1	DC1
10250 - 92 STREET NW	Plan 9221325 Blk 1 Lot J1	DC1	DC1
10252 - 92 STREET NW	Plan 5128S Lots E,F,G	DC1	DC1
10255 - 97 STREET NW	Plan 1008CL Blk 7 Lots 28-29	DC1	DC1
10256 - 92 STREET NW	Plan 3337AM Lot 13	DC1	DC1
10256 - 96 STREET NW	Plan ND Blk 7 Lot 5	DC1	DC1
10258 - 92 STREET NW	Plan 2312Q Blk 1 Lot B	DC1	DC1
10260 - 96 STREET NW	Plan ND Blk 7 Lot 6	DC1	DC1
10263 - 97 STREET NW	Plan ND Blk 7 Lot 27	DC1	DC1
10264 - 92 STREET NW	Plan 2312Q Blk 1 Lot C	DC1	DC1
10264A - 92 STREET NW	Plan 2312Q Blk 1 Lot A	DC1	DC1
10266 - 92 STREET NW	Plan 2312Q Blk 1 Lot D	DC1	DC1
10266 - 96 STREET NW	Plan ND Blk 7 Lots 7-8	DC1	DC1
10269 - 97 STREET NW	Plan ND Blk 7 Lots 26-27	DC1	DC1

10273 - 97 STREET NW	Plan ND Blk 7 Lot 25	DC1	DC1
10303 - 96 STREET NW	Plan ND Blk 9 Lots 29-30	DC1	DC1
10305 - 97 STREET NW	Plan ND Blk 10 Lots 33,A	DC1	DC1
10305 - 97 STREET NW	Plan ND Blk 10 Lots 34-35	DC1	DC1
10305 - 97 STREET NW	Plan ND Blk 10 Lots 35-36	DC1	DC1
10308 - 96 STREET NW	Plan ND Blk 10 Lot 2	DC1	DC1
10310 - 93 STREET NW	Plan RN23 Blk 2 Lot 1	DC1	DC1
10310 - 93 STREET NW	Plan RN23 Blk 3 Lot 5	DC1	DC1
10310 - 93 STREET NW	Plan RN23 Blk 3 Lot 6	DC1	DC1
10310 - 93 STREET NW	Plan RN23 Blk 3 Lot 7	DC1	DC1
10310 - 93 STREET NW	Plan RN23 Blk 3 Lot 8	DC1	DC1
10310 - 93 STREET NW	Plan RN23 Blk 3 Lots 1-4	DC1	DC1
10310 - 93 STREET NW	Plan RN23 Blk OT	DC1	DC1
10311 - 93 STREET NW	Plan RN23 Blk 4 Lot 10	DC1	DC1
10311 - 96 STREET NW	Plan ND Blk 9 Lot 28	DC1	DC1
10312 - 96 STREET NW	Plan ND Blk 10 Lot 3	DC1	DC1
10315 - 93 STREET NW	Plan RN23 Blk 4 Lot 9	DC1	DC1
10315 - 96 STREET NW	Plan ND Blk 9 Lot 27	DC1	DC1
10316 - 96 STREET NW	Plan ND Blk 10 Lot 4	DC1	DC1
10318 - 96 STREET NW	Plan ND Blk 10 Lots 5-6	DC1	DC1
10318A - 96 STREET NW	Plan ND Blk 10 Lot 5	DC1	DC1
10319 - 93 STREET NW	Plan RN23 Blk 4 Lot 8	DC1	DC1
10319 - 97 STREET NW	Plan ND Blk 10 Lots 25-26	DC1	DC1
10319U - 96 STREET NW	Plan ND Blk 9 Lot 26	DC1	DC1
10321 - 96 STREET NW	Plan ND Blk 9 Lot 26	DC1	DC1
10323 - 93 STREET NW	Plan RN23 Blk 4 Lot 7	DC1	DC1
10325 - 96 STREET NW	Plan ND Blk 9 Lot 25	DC1	DC1
10325 - 97 STREET NW	Plan ND Blk 10 Lot 25	DC1	DC1
10327 - 93 STREET NW	Plan RN23 Blk 4 Lot 6	DC1	DC1
10327 - 97 STREET NW	Plan ND Blk 10 Lots 23-24	DC1	DC1
10329 - 96 STREET NW	Plan ND Blk 9 Lots 23-24	DC1	DC1
10331 - 93 STREET NW	Plan RN23 Blk 4 Lot 5	DC1	DC1
10334 - 96 STREET NW	Plan ND Blk 10 Lots 7-8	DC1	DC1
9203 - JASPER AVENUE NW	Plan 2228RS Blk 1 Lot 11A	DC1	DC1
9208 - JASPER AVENUE NW	Plan RN23 Blk 4 Lots 1-4	DC1	DC1
9209 - JASPER AVENUE NW	Plan 5557KS Blk 1 Lots 7-8	DC1	DC1
9244 - JASPER AVENUE NW	Plan RN23 Blk 4 Lot 11	DC1	DC1
9245 - JASPER AVENUE NW	Plan 2830MC Blk 1 Lot 1	DC1	DC1
9321 - 101A AVENUE NW	Plan RN74 Lots 9-10	DC1	DC1
9323 - 101A AVENUE NW	Plan RN49 Lots 13-14	DC1	DC1
9323 - 101A AVENUE NW	Plan RN74 Lots 3-8,10-16	DC1	DC1
9342 - 101A AVENUE NW	Plan 9925360 Lot 1A	DC1	DC1
9356 - 101A AVENUE NW	Plan RN49 Lots 9-11	DC1	DC1
9402 - ROWLAND ROAD NW	Plan 2356EO Lot A	DC1	DC1
9411 - JASPER AVENUE NW	Plan 8520193 Blk 1 Lot 4A	DC1	DC1
9431 - 101A AVENUE NW	Plan RN49 Lot 15	DC1	DC1
9435 - 101A AVENUE NW	Plan RN49 Lot 16	DC1	DC1
9441 - JASPER AVENUE NW	Plan 8520193 Lot 10	DC1	DC1
9502 - 102 AVENUE NW	Plan ND Blk 5 Lot 3	DC1	DC1
9502 - 102 AVENUE NW	Plan ND Blk 5 Lots 1-2	DC1	DC1
9513 - 102A AVENUE NW	Plan ND Blk 5 Lot 9	DC1	DC1
9516 - 102 AVENUE NW	Plan ND Blk 5 Lots 45-47	DC1	DC1
9516 - JASPER AVENUE NW	Plan 226CL Blk 4 Lots 9A,10A,11A	DC1	DC1
9517 - 102A AVENUE NW	Plan ND Blk 5 Lots 9-10	DC1	DC1
9523 - JASPER AVENUE NW	Plan 226CL Blk 4 Lot 46A	DC1	DC1
9524 - 102 AVENUE NW	Plan ND Blk 5 Lot 44	DC1	DC1
9524 - JASPER AVENUE NW	Plan 226CL Blk 4 Lots 12A,13A	DC1	DC1
9525 - 102A AVENUE NW	Plan 9623683 Blk 5 Lot 11A	DC1	DC1
9530 - 102 AVENUE NW	Plan ND Blk 5 Lot 41	DC1	DC1
9530 - 102 AVENUE NW	Plan ND Blk 5 Lot 42	DC1	DC1
9530 - 102 AVENUE NW	Plan ND Blk 5 Lot 43	DC1	DC1
9530 - JASPER AVENUE NW	Plan 226CL Blk 4 Lots 14A,16A	DC1	DC1
9531 - JASPER AVENUE NW	Plan 226CL Blk 4 Lots 43A,44A,45A	DC1	DC1
9539 - 102A AVENUE NW	Plan 0227867 Blk 5 Lot 16A	DC1	DC1
9539 - JASPER AVENUE NW	Plan 226CL Blk 4 Lots 38A,39A,40A,41A,42A	DC1	DC1
9540 - 102 AVENUE NW	Plan ND Blk 5 Lots 38-40	DC1	DC1
9542 - JASPER AVENUE NW	Plan 226CL Blk 4 Lots 17A,18A	DC1	DC1
9545 - 102 AVENUE NW	Plan ND Blk 4 Lot 21	DC1	DC1
9549 - 102 AVENUE NW	Plan ND Blk 4 Lot 22	DC1	DC1
9550 - 102 AVENUE NW	Plan ND Blk 5 Lots 32-37	DC1	DC1

9556 - JASPER AVENUE NW	Plan 226CL Blk 4 Lot 19A	DC1	DC1
9557 - 102 AVENUE NW	Plan ND Blk 4 Lot 23	DC1	DC1
9557 - 102 AVENUE NW	Plan ND Blk 4 Lot 24	DC1	DC1
9560 - JASPER AVENUE NW	Plan 226CL Blk 4 Lot 20A	DC1	DC1
9562 - 101 AVENUE NW	Plan ND Blk 1 Lots 37-38	DC1	DC1
9566 - JASPER AVENUE NW	Plan 226CL Blk 4 Lots 34A,35A,36A	DC1	DC1
9568 - 102 AVENUE NW	Plan ND Blk 5 Lot 30	DC1	DC1
9568 - 102 AVENUE NW	Plan ND Blk 5 Lot 31	DC1	DC1
9568 - JASPER AVENUE NW	Plan 226CL Blk 4 Lot 33A	DC1	DC1
9576 - JASPER AVENUE NW	Plan 1323656 Blk 4 Lot 1	DC1	DC1
9604 - 103 AVENUE NW	Plan ND Blk 10 Lot 1	DC1	DC1
9609 - 102A AVENUE NW	Plan ND Blk 6 Lot 8	DC1	DC1
9609 - 103 AVENUE NW	Plan ND Blk 7 Lots 7-8	DC1	DC1
9610 - 102A AVENUE NW	Plan ND Blk 7 Lot 1	DC1	DC1
9611 - 101A AVENUE NW	Plan 226CL Blk 2 Lots 7A,8A,9A,9B	DC1	DC1
9611 - 103A AVENUE NW	Plan ND Blk 10 Lot 9	DC1	DC1
9612 - 102 AVENUE NW	Plan ND Blk 6 Lot 47	DC1	DC1
9612 - 103 AVENUE NW	Plan ND Blk 10 Lot 45	DC1	DC1
9613 - 103 AVENUE NW	Plan ND Blk 7 Lot 9	DC1	DC1
9614 - 102A AVENUE NW	Plan ND Blk 7 Lot 46	DC1	DC1
9615 - 103A AVENUE NW	Plan ND Blk 10 Lot 10	DC1	DC1
9616 - 101A AVENUE NW	Plan ND Blk 3 Lots 44-48	DC1	DC1
9616 - 102 AVENUE NW	Plan ND Blk 6 Lot 46	DC1	DC1
9616 - 102A AVENUE NW	Plan ND Blk 7 Lot 45	DC1	DC1
9616 - JASPER AVENUE NW	Plan 226CL Blk 2 Lots 9A,10A	DC1	DC1
9617 - 103 AVENUE NW	Plan ND Blk 7 Lot 10	DC1	DC1
9618 - 103 AVENUE NW	Plan ND Blk 10 Lot 44	DC1	DC1
9619 - 103 AVENUE NW	Plan ND Blk 7 Lot 11	DC1	DC1
9619 - 103A AVENUE NW	Plan ND Blk 10 Lot 11	DC1	DC1
9620 - 102 AVENUE NW	Plan ND Blk 6 Lot 44	DC1	DC1
9620 - 102 AVENUE NW	Plan ND Blk 6 Lot 45	DC1	DC1
9620 - 102A AVENUE NW	Plan ND Blk 7 Lot 44	DC1	DC1
9620 - 103 AVENUE NW	Plan ND Blk 10 Lot 43	DC1	DC1
9623 - 103 AVENUE NW	Plan ND Blk 7 Lot 12	DC1	DC1
9623 - 103A AVENUE NW	Plan ND Blk 10 Lot 12	DC1	DC1
9624 - 102A AVENUE NW	Plan ND Blk 7 Lot 43	DC1	DC1
9625 - 103 AVENUE NW	Plan ND Blk 7 Lot 13	DC1	DC1
9625 - 103A AVENUE NW	Plan 8421054 Blk OT	DC1	DC1
9625 - 103A AVENUE NW	Plan ND Blk 10 Lot 13	DC1	DC1
9626 - 102A AVENUE NW	Plan ND Blk 7 Lot 42	DC1	DC1
9626 - 103 AVENUE NW	Plan ND Blk 10 Lot 42	DC1	DC1
9629 - 102 AVENUE NW	Plan ND Blk 3 Lot 13	DC1	DC1
9629 - 102 AVENUE NW	Plan ND Blk 3 Lots 11-12	DC1	DC1
9629 - 102 AVENUE NW	Plan ND Blk 3 Lots 9-10	DC1	DC1
9629 - 103 AVENUE NW	Plan ND Blk 7 Lots 13-14	DC1	DC1
9629 - 103A AVENUE NW	Plan 8421054 Blk OT	DC1	DC1
9629 - 103A AVENUE NW	Plan ND Blk 10 Lot 14	DC1	DC1
9630 - 101A AVENUE NW	Plan ND Blk 3 Lot 43	DC1	DC1
9630 - 102 AVENUE NW	Plan ND Blk 6 Lot 43	DC1	DC1
9630 - 102A AVENUE NW	Plan ND Blk 7 Lot 41	DC1	DC1
9630 - 103 AVENUE NW	Plan ND Blk 10 Lot 41	DC1	DC1
9632 - 101A AVENUE NW	Plan ND Blk 3 Lot 42	DC1	DC1
9633 - 101A AVENUE NW	Plan 226CL Blk 2 Lots 14A,15A	DC1	DC1
9633 - 102 AVENUE NW	Plan ND Blk 3 Lot 14	DC1	DC1
9633 - 103 AVENUE NW	Plan ND Blk 7 Lot 15	DC1	DC1
9633 - 103A AVENUE NW	Plan 8421054 Blk OT	DC1	DC1
9633 - 103A AVENUE NW	Plan ND Blk 10 Lot 15	DC1	DC1
9634 - 102 AVENUE NW	Plan ND Blk 6 Lot 42	DC1	DC1
9634 - 103 AVENUE NW	Plan ND Blk 10 Lot 40	DC1	DC1
9635 - 102A AVENUE NW	Plan 1422957 Blk 6 Lot 48	DC1	DC1
9635 - 103 AVENUE NW	Plan ND Blk 7 Lot 16	DC1	DC1
9636 - 101A AVENUE NW	Plan ND Blk 3 Lots 40-41	DC1	DC1
9636 - 102A AVENUE NW	Plan ND Blk 7 Lots 39-40	DC1	DC1
9636 - JASPER AVENUE NW	Plan 226CL Blk 2 Lots 11A,12A,13A	DC1	DC1
9637 - 101A AVENUE NW	Plan ND Blk 2 Lot 16	DC1	DC1
9637 - 102 AVENUE NW	Plan ND Blk 3 Lots 15-16	DC1	DC1
9637 - 103A AVENUE NW	Plan 8421054 Blk OT	DC1	DC1
9637 - 103A AVENUE NW	Plan ND Blk 10 Lot 16	DC1	DC1
9638 - 102 AVENUE NW	Plan ND Blk 6 Lots 32-41	DC1	DC1
9638 - 103 AVENUE NW	Plan ND Blk 10 Lot 39	DC1	DC1

9639 - 103 AVENUE NW	Plan ND Blk 7 Lot 17	DC1	DC1
9639 - 103A AVENUE NW	Plan 8421054 Blk OT	DC1	DC1
9639 - 103A AVENUE NW	Plan ND Blk 10 Lot 17	DC1	DC1
9640 - 102A AVENUE NW	Plan ND Blk 7 Lot 38	DC1	DC1
9640 - JASPER AVENUE NW	Plan 226CL Blk 2 Lot 13A	DC1	DC1
9641 - 101A AVENUE NW	Plan 3557ET Blk 2 Lot 17	DC1	DC1
9641 - 102 AVENUE NW	Plan ND Blk 3 Lot 17	DC1	DC1
9641 - 102A AVENUE NW	Plan ND Blk 6 Lot 18	DC1	DC1
9641 - 102A AVENUE NW	Plan ND Blk 6 Lots 16-17	DC1	DC1
9642 - 101A AVENUE NW	Plan ND Blk 3 Lot 39	DC1	DC1
9643 - 103 AVENUE NW	Plan ND Blk 7 Lot 18	DC1	DC1
9643 - 103A AVENUE NW	Plan 8421054 Blk OT	DC1	DC1
9643 - 103A AVENUE NW	Plan ND Blk 10 Lot 18	DC1	DC1
9643A - 101A AVENUE NW	Plan 3557ET Blk 2 Lot 18	DC1	DC1
9644 - 102A AVENUE NW	Plan ND Blk 7 Lot 37	DC1	DC1
9645 - 101A AVENUE NW	Plan 3557ET Blk 2 Lot 19	DC1	DC1
9645 - 102 AVENUE NW	Plan ND Blk 3 Lots 18-19	DC1	DC1
9645 - 103 AVENUE NW	Plan ND Blk 7 Lot 19	DC1	DC1
9645 - 103A AVENUE NW	Plan 8421054 Blk OT	DC1	DC1
9645 - 103A AVENUE NW	Plan ND Blk 10 Lot 19	DC1	DC1
9646 - 102A AVENUE NW	Plan ND Blk 7 Lot 36	DC1	DC1
9646 - 103 AVENUE NW	Plan ND Blk 10 Lots 37-38	DC1	DC1
9646 - JASPER AVENUE NW	Plan 226CL Blk 2 Lots 13A, 14A	DC1	DC1
9649 - 101A AVENUE NW	Plan 3557ET Blk 2 Lot 20	DC1	DC1
9649 - 103 AVENUE NW	Plan ND Blk 7 Lot 20	DC1	DC1
9649 - 103A AVENUE NW	Plan 8421054 Blk OT	DC1	DC1
9649 - 103A AVENUE NW	Plan ND Blk 10 Lot 20	DC1	DC1
9650 - 101A AVENUE NW	Plan ND Blk 3 Lot 33	DC1	DC1
9650 - 101A AVENUE NW	Plan ND Blk 3 Lot 34	DC1	DC1
9650 - 101A AVENUE NW	Plan ND Blk 3 Lot 35	DC1	DC1
9650 - 101A AVENUE NW	Plan ND Blk 3 Lot 36	DC1	DC1
9650 - 101A AVENUE NW	Plan ND Blk 3 Lot 37	DC1	DC1
9650 - 101A AVENUE NW	Plan ND Blk 3 Lot 38	DC1	DC1
9650 - 102A AVENUE NW	Plan ND Blk 7 Lot 35	DC1	DC1
9651 - 102A AVENUE NW	Plan ND Blk 6 Lot 19	DC1	DC1
9651 - 103A AVENUE NW	Plan 8421054 Blk OT	DC1	DC1
9651 - 103A AVENUE NW	Plan ND Blk 10 Lot 21	DC1	DC1
9652 - JASPER AVENUE NW	Plan 226CL Blk 2 Lot 39A	DC1	DC1
9653 - 102A AVENUE NW	Plan ND Blk 6 Lots 20-23	DC1	DC1
9654 - 102A AVENUE NW	Plan ND Blk 7 Lot 34	DC1	DC1
9655 - 101A AVENUE NW	Plan ND Blk 2 Lots 21-22	DC1	DC1
9655 - 102 AVENUE NW	Plan ND Blk 3 Lots 20-22	DC1	DC1
9657 - 103 AVENUE NW	Plan ND Blk 7 Lot 21	DC1	DC1
9657 - 103A AVENUE NW	Plan 8421054 Blk OT	DC1	DC1
9657 - 103A AVENUE NW	Plan ND Blk 10 Lot 22	DC1	DC1
9658 - 102A AVENUE NW	Plan ND Blk 7 Lot 33	DC1	DC1
9658A - JASPER AVENUE NW	Plan 226CL Blk 2 Lots 38A, 39A	DC1	DC1
9659 - 102 AVENUE NW	Plan ND Blk 3 Lots 23-24	DC1	DC1
9659 - 103 AVENUE NW	Plan ND Blk 7 Lots 22-23	DC1	DC1
9660 - JASPER AVENUE NW	Plan 9221505 Blk 2 Lot 40A	DC1	DC1
9662 - 102A AVENUE NW	Plan ND Blk 7 Lot 32	DC1	DC1
9663 - 101A AVENUE NW	Plan ND Blk 2 Lot 23	DC1	DC1
9663 - 101A AVENUE NW	Plan ND Blk 2 Lot 24	DC1	DC1
9665 - 101A AVENUE NW	Plan ND Blk 2 Lots 25-26	DC1	DC1
9666 - JASPER AVENUE NW	Plan ND Blk 2 Lots 34-35	DC1	DC1
9676 - JASPER AVENUE NW	Plan ND Blk 2 Lot 33	DC1	DC1
9688 - JASPER AVENUE NW	Plan ND Blk 2 Lots 30-31	DC1	DC1

**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
(CQ) CIVIC QUARTER**

1. General Purpose

The purpose of this Provision is to accommodate civic Uses and mixed-use, medium and high rise development. Development should have active, pedestrian friendly retail frontage along 97 Street that is compatible in scale, function, built form and design with surrounding developments, in accordance with Section 860 of the Zoning Bylaw, The Quarters Downtown Area Redevelopment Plan and The Quarters Downtown Urban Design Plan.

2. Area of Application

This Provision shall apply to Area 1 and Area 2 as shown on Appendix I.

3. Uses

- a. Apartment Hotels
- b. Apartment Housing
- c. Bars and Neighbourhood Pubs
- d. Breweries, Wineries and Distilleries
- e. Business Support Services
- f. Child Care Services
- g. Commercial Schools
- h. Convenience Retail Stores
- i. Extended Medical Treatment Services
- j. General Retail Stores
- k. Government Services
- l. Group Homes
- m. Health Services
- n. Hotels
- o. Indoor Participant Recreation Services
- p. Lodging Houses
- q. Minor Alcohol Sales
- r. Minor Amusement Establishment
- s. Minor Home Based Business
- t. Nightclubs
- u. Personal Service Shops
- v. Private Clubs
- w. Private Education Services
- x. Professional, Financial and Office Support Services
- y. Projecting On-premises Signs

- z. Protective and Emergency Services
- aa. Public Education Services
- bb. Public Libraries and Cultural Exhibits
- cc. Residential Sales Centres
- dd. Restaurants
- ee. Row Housing
- ff. Specialty Food Services
- gg. Stacked Row Housing
- hh. Urban Gardens
- ii. Urban Outdoor Farms
- jj. Veterinary Services
- kk. Fascia On-premises Signs
- ll. Temporary On-premises Signs

4. Development Regulations

Area 1

- a. The minimum building Height shall not be less than 11.0 m, nor 3 Storeys.
- b. The maximum building Height shall not exceed 77.0 m, nor 23 Storeys subject to Section 860 of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 3.0 subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be 8.0 subject to Section 860 of the Zoning Bylaw.

Area 2

- a. The minimum building Height shall not be less than 11.0 m, nor 3 Storeys.
- b. The maximum building Height shall not exceed 113.0 m, nor 33 Storeys subject to Section 860 of the Zoning Bylaw of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 3.0. subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be 10.0 subject to Section 860 of the Zoning Bylaw.

General Provisions

- a. Bars and Neighbourhood Pubs and Nightclubs shall not exceed a capacity of 200 Occupants or 240m² of Public Space.
- b. General Retail Store shall not exceed a Gross Floor Area of 2,100 m².

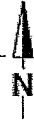
- c. Specialty Food Services shall not exceed a capacity of 200 Occupants or 120m² of Public Space.
- d. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted Signs and/or Signs with changeable copy are not permitted.
- e. The second and the third Storeys of developments located in the areas identified for Commercial Uses may be used exclusively for either Residential Uses or Commercial Uses.
- f. All on-Site resident and tenant parking shall be provided within a structure. Visitor and customer Parking may be provided at Grade to a maximum of 2 stalls per 10.0 m of site frontage.
- g. The first floor of any frontage, including the associated entranceway, shall have a maximum Grade separation of 1.2 m from any Abutting public sidewalk.
- h. Notwithstanding the Incentive System provided for in Section 860 of the Zoning Bylaw, Prior to the issuance of a Development Permit for any base level development, the Development Officer shall ensure a signed agreement exists between the City and the Owner providing the City the option to purchase 5% of the proposed number of residential dwellings at 85% of the market price, OR to address affordable housing contributions as prescribed by City Council policy C582.
- i. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
- j. Signage shall be provided in accordance with Section 860 of the Zoning Bylaw.

5. Urban Design Regulations

- a. Site Planning shall be addressed in accordance with The Quarters Downtown Urban Design Plan.
- b. Setbacks
No building Setbacks are required excepting that:
 - i. A minimum 1.5 m Setback shall be required from an Abutting laneway.
 - ii. A minimum 3.0 m Setback shall be required from north-south mid-block pedestrian street.
- c. Additional building Setbacks may be required where the north-south mid-block pedestrian street intersects 102, 102A, 103 and/ or 103A Avenues NW to provide visual interest and enhance sight-lines to the satisfaction of the Development Officer.
- d. No building Setbacks are required from property lines Abutting Avenue or Street right-of-ways or from Lot lines internal to a block.
- e. Additional building Setbacks shall be provided to address sight lines at roadway intersections to the satisfaction of the Development Officer in consultation with Transportation Planning and Engineering.

- f. Additional building Setbacks shall be provided at the discretion of the Development Officer to ensure new development is Setback in manner consistent with existing heritage buildings.
- g. Where the ground floor of any development is designed for Residential Uses, the Development Officer may allow a Setback for the following purposes:
 - i. to allow for staircases to project from the building wall to the property line, and
 - ii. to contain a combination of hard and soft Landscaping.
- h. Where the ground floor of any development is designed for Commercial Uses, buildings shall be built to the front and side property lines. The Development Officer may allow a front Setback to accommodate street related activities such as sidewalk cafes, architectural features and Landscaping.
- i. Stepbacks
 - i. In Areas 1 and 2, a minimum 3.0 m Stepback shall be required for buildings adjacent to an Avenue, Street, laneway, or north-south mid-block pedestrian street at approximately 11.0 m of building Height.
 - ii. At the discretion of the Development Officer, additional Stepbacks may be required adjacent to Lot lines internal to a block having regard to the character of the surrounding built form, the objectives of The Quarters Downtown Urban Design Plan and Crime Prevention Through Environmental Design principles.
- j. Building Entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
- k. Weather Protection shall be provided in accordance with Section 860 of the Zoning Bylaw.
- l. Architectural Control shall be in accordance with Section 860 of the Zoning Bylaw.

Appendix I



**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
(FQ) FIVE CORNERS HIGH DENSITY QUARTER**

1. General Purpose

The purpose of this Provision is to accommodate a predominately high-rise, high density residential development with ground oriented commercial Uses. The development shall be pedestrian friendly and compatible in scale, function, built form and urban design with surrounding developments, in accordance with Section 860 of the Zoning Bylaw, The Quarters Downtown Area Redevelopment Plan and The Quarters Downtown Urban Design Plan.

2. Location

This Provision shall apply to the lands shown on Appendix I.

3. Uses

Area 1

- a. Apartment Hotels
- b. Apartment Housing
- c. Bars and Neighbourhood Pubs
- d. Breweries, Wineries and Distilleries
- e. Child Care Services
- f. Garden Suites, where developed on a lot occupied by Single Detached Housing at the time this Provision was adopted
- g. Lodging Houses
- h. Minor Home Based Business
- i. Private Education Services
- j. Residential Sales Centres
- k. Single Detached Housing, where existing at the time this Provision was adopted
- l. Temporary On-premises Signs
- m. Stacked Row Housing
- n. Secondary Suites, where developed within existing Single Detached Housing at the time this Provision was adopted
- o. Urban Gardens
- p. Urban Outdoor Farms

Area 2 and Area 3

- a. All uses in Area 1
- b. Media Studios
- c. Business Support Services

- d. Commercial Schools
- e. Convenience Retail Stores
- f. Extended Medical Treatment Services
- g. General Retail Stores
- h. Health Services
- i. Hotels
- j. Indoor Participant Recreation Services
- k. Minor Alcohol Sales
- l. Minor Amusement Establishment
- m. Nightclubs
- n. Personal Service Shops
- o. Private Clubs
- p. Professional, Financial and Office Support Services
- q. Protective and Emergency Services
- r. Public Education Services
- s. Public Libraries and Cultural Exhibits
- t. Religious Assembly
- u. Residential Sales Centre
- v. Row Housing
- w. Secondhand Stores
- x. Stacked Row Housing
- y. Restaurants
- z. Specialty Food Services
- aa. Veterinary Services
- bb. Fascia On-premises Signs
- cc. Projecting On-premises Signs

4. Development Regulations

Area 1

1. The minimum building Height shall not be less than 11.0 m, nor 3 Storeys.
2. The maximum building Height shall not exceed 85.0 m, nor 28 Storeys, subject to Section 860 of the Zoning Bylaw.
3. The minimum Floor Area Ratio shall be 3.0, subject to Section 860 of the Zoning Bylaw. The maximum Floor Area Ratio shall be 8.0, subject to Section 860 of the Zoning Bylaw.

Area 2

1. The minimum building Height shall not be less than 11.0m, nor 3 Storeys.

2. The maximum building Height shall not exceed 85.0m, nor 28 Storeys, subject to Section 860 of the Zoning Bylaw and Section 810 of the Zoning Bylaw.
3. The minimum Floor Area Ratio shall be 3.0, subject to Section 860 of the Zoning Bylaw.
4. The maximum Floor Area Ratio shall be 8.0, subject to Section 860 of the Zoning Bylaw.

Area 3

1. The minimum building Height shall not be less than 11.0m, nor 3 Storeys.
2. The maximum building Height shall not exceed 150.0m, nor 45 Storeys, subject to Section 860 of the Zoning Bylaw and Section 810 of the Zoning Bylaw.
3. The minimum Floor Area Ratio shall be 3.0, subject to Section 860 of the Zoning Bylaw.
4. The maximum Floor Area Ratio shall be 11.0, subject to Section 860 of the Zoning Bylaw.

General Provisions

1. Bars and Neighbourhood Pubs and Restaurants shall not exceed a capacity of 100 Occupants or 120m² of Public Space.
2. Nightclubs shall not exceed a capacity of 200 Occupants or 240m² of Public Space.
3. Specialty Food Services shall not exceed a capacity of 100 Occupants or 150m² of Public Space.
4. Stacked Row Housing must be combined with other Permitted Uses.
5. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted Signs and/or Signs with changeable copy shall not be permitted.
6. The minimum Site area shall be 600 m²; excepting that the minimum Site area for a Tower is 860 m².
7. The second and third Storeys of developments located in the areas identified for Commercial Uses may be used exclusively for either Residential Uses or Commercial Uses.
8. Residential and Live Work Units shall occupy no less than 33.3% of the Floor Area in new buildings.
9. For Areas 2 and 3, all on-Site resident and tenant parking shall be provided within a structure. Visitor and customer parking may be provided at Grade to a maximum of 2 stalls per 10.0 m of Site frontage.
10. Notwithstanding the Incentive System provided for in Section 860 of the Zoning Bylaw, prior to the issuance of a Development Permit for any base level development, the Development Officer shall ensure a signed agreement exists between the City and the Owner providing the City the option to purchase 5% of the

proposed number of residential Dwellings at 85% of the market price, OR to address affordable housing contributions as prescribed by City Council policy C582.

11. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
12. Signage shall be developed in accordance with Section 860 of the Zoning Bylaw.

5. Urban Design Regulations

- a. Site planning shall be in accordance with The Quarters Downtown Urban Design Plan.
- b. In Area 1, a minimum 4.5 m Setback shall be required from any laneway property line, except for entrances to underground parkades.
- c. In Area 1, a minimum 1.0 m Setback shall be required from Lot lines internal to a block for every Storey of buildings up to 6 Storeys in Height. A minimum 7.5 m Setback shall be required from Lot lines internal to a block for buildings greater than 6 Storeys in Height.
- d. In Areas 2 and 3, a minimum 1.5 m Setback shall be required from any laneway property line, except for entrances to underground parkades.
- e. In Areas 1 and 2, additional building Setbacks shall be provided at the discretion of the Development Officer to ensure new development is Setback in manner consistent with existing heritage buildings.
- f. Buildings at the intersection of Jasper Avenue NW, 95 Street NW and 102 Avenue NW shall be Setback to the satisfaction of the Development Officer as follows:
 - i. The first 8.0 m (2 floors) of every building at the intersection of Jasper Avenue NW and 95 Street NW shall be Setback a minimum of 35.0 m from where the centrelines of Jasper Avenue NW and 95 Street NW intersect.
 - ii. Additional building Setbacks shall be provided to address sight lines at roadway intersections to the satisfaction of the Development Officer in consultation with Transportation Planning and Engineering.
- g. Where the ground floor of any development is designed for Commercial Uses, Buildings shall be built to the front and side property lines. The Development Officer may allow a front Setback to accommodate street related activities such as sidewalk cafes, architectural features and Landscaping.
- h. Stepbacks
 - i. In Area 2 and 3, no Stepbacks are required adjacent to Streets and Avenues.
 - ii. In Areas 2 and 3, a minimum 3.0 m Stepback shall be required for Towers adjacent to laneways at approximately 11.0 m of building Height.
 - iii. In Areas 2 and 3, a minimum 7.5 m Stepback shall be required for Towers adjacent to internal Lot lines at approximately 11.0 m of building Height.

- iv. At the discretion of the Development Officer, Stepbacks may be required adjacent to Streets, Avenues, and Lot lines internal to a block having regard to the character of the surrounding built form, the objectives of The Quarters Downtown Urban Design Plan, and Crime Prevention Through Environmental Design principles.
- i. Parking areas shall be developed in accordance with Section 860 of the Zoning Bylaw.
- j. Building Entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
- k. Weather Protection shall be provided in accordance with Section 860 of the Zoning Bylaw.
- l. Architectural Control shall be in accordance with Section 860 of the Zoning Bylaw.

APPENDIX I



Five Corners High Density Quarter



**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
(HQ) HERITAGE QUARTER**

1. General Purpose

The purpose of this Provision is to preserve and integrate a concentration of Provincially and Municipally designated Historic Resources with new development. This Quarter shall include mixed use development with active commercial or residential frontages that is tourist and pedestrian friendly and compatible in scale, function, built form and design with the historical and architectural character of the area, in accordance with Section 860 of the Zoning Bylaw, The Quarters Downtown Area Redevelopment Plan, and The Quarters Downtown Urban Design Plan.

2. Area of Application

This Provision shall apply to the lands as shown on Appendix I.

3. Uses

- a. Apartment Hotels
- b. Apartment Housing
- c. Auctioneering Establishments
- d. Bars and Neighbourhood Pubs
- e. Breweries, Wineries and Distilleries
- f. Business Support Services
- g. Child Care Services
- h. Commercial Schools
- i. Convenience Retail Stores
- j. General Retail Stores
- k. Government Services
- l. Group Home
- m. Health Services
- n. Hotels
- o. Lodging Houses
- p. Minor Alcohol Sales
- q. Minor Amusement Establishment
- r. Minor Home Based Business
- s. Personal Service Shops
- t. Private Clubs
- u. Professional, Financial and Office Support Services
- v. Protective and Emergency Services
- w. Public Education Services
- x. Public Libraries and Cultural Exhibits

- y. Row housing
- z. Secondhand Stores
- aa. Stacked Row Housing
- bb. Residential Sales Centres
- cc. Restaurants
- dd. Specialty Food Services
- ee. Urban Gardens
- ff. Urban Outdoor Farms
- gg. Veterinary Services
- hh. Fascia On-premises Signs
- ii. Projecting On-premises Signs
- jj. Temporary On-premises Signs

4. Development Regulations

Area 1

- a. The minimum building Height shall not be less than 11.0m, nor 3 Storeys.
- b. The maximum building Height shall not exceed 23.0 m, nor 6 Storeys, subject to Section 860 of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 3.0, subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be 4.5, subject to Section 860 of the Zoning Bylaw.

Area 2

- a. The minimum building Height shall not be less than 11.0m, nor 3 Storeys.
- b. The maximum building Height shall not exceed 50.0 m, nor 15 Storeys, subject to Section 860 of the Zoning Bylaw and Section 810 of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 3.0, subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be 6.0, subject to Section 860 of the Zoning Bylaw.

General Provisions

- a. Residential and Residential Related Uses shall be located above the ground floor.
- b. Residential and Live Work Units shall occupy no less than 33.3% of the Floor Area in new buildings.
- c. Bars and Neighbourhood Pubs shall not exceed a capacity of 150 Occupants or 180m² of Public Space.
- d. Minor Amusement Establishments shall only be permitted as an accessory Use to a Restaurant.

- e. Restaurants and Specialty Food Services shall not exceed a capacity of 200 Occupants or 240m² of Public Space
- f. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted Signs and/or Signs with changeable copy shall not be permitted.
- g. Notwithstanding the Incentive System provided for in Section 860 of the Zoning Bylaw, prior to the issuance of a Development Permit for any base level development, the Development Officer shall ensure a signed agreement exists between the City and the Owner providing the City the option to purchase 5% of the proposed number of residential dwellings at 85% of the market price, OR to address affordable housing contributions as prescribed by City Council policy C582.
- h. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
- i. Signage shall be developed in accordance with Section 860 of the Zoning Bylaw.

5. Urban Design Regulations

- a. Site planning shall be in accordance with The Quarters Downtown Urban Design Plan.
- b. Setbacks

No building setbacks are required excepting that:

- i. The minimum building Setback from an Abutting laneway in Area 2 shall be 1.5m.
- ii. A minimum 3.0 m Setback shall be required from the north-south mid-block pedestrian street.
- c. Additional building Setbacks may be required where the north-south mid-block pedestrian street intersects Jasper Avenue, or 101A and 102 Avenue NW to provide visual interest and enhance sightlines to the satisfaction of the Development Officer.
- d. Additional building Setbacks shall be provided to address sight lines at roadway intersections to the satisfaction of the Development Officer in consultation with Transportation Planning and Engineering.
- e. Additional building Setbacks shall be provided at the discretion of the Development Officer to ensure new development is Setback in manner consistent with existing heritage buildings.
- f. Where the ground floor of any development is designed for Residential Uses, the Development Officer may allow a Setback for the following purposes:
 - i. to allow for staircases to project from the building wall to the property line, and
 - ii. to contain a combination of hard and soft Landscaping.
- g. Where the ground floor of any development is designed for Commercial Uses, buildings shall be built to the front and side property lines. The Development Officer

may allow a front Setback to accommodate street related activities such as sidewalk cafes, architectural features and Landscaping.

h. Building Stepbacks

In Area 1, no building Stepbacks are required.

- i. In Area 2, no building Stepbacks are required for building adjacent to Street right-of-ways or Lot lines internal to a block.
- ii. In Area 2, a minimum 3.0 Stepback shall be required for buildings at approximately 21.0 m of building Height.
- iii. In Area 2, a minimum 3.0 Stepback shall be required for buildings adjacent to the north-south, mid-block pedestrian street at approximately 7.0m and 14.0m of building Height.

Or

- iv. In Area 2, a minimum 6.0 m Stepback shall be required for buildings adjacent to any north-south, mid-block pedestrian street at approximately 11.0 m of building Height.
- v. At the discretion of the Development Officer, Stepbacks may be required for buildings adjacent to Street rights-of-way or Lot lines internal to a block, having regard for the character of the surrounding built form, the objectives of The Quarters Downtown Urban Design Plan and Crime Prevention Through Environmental Design principles.
- i. Parking areas shall be developed in accordance with Section 860 of the Zoning Bylaw.
- j. Building Entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
- k. Weather Protection shall be provided in accordance with Section 860 of the Zoning Bylaw.
- l. Architectural control shall be in accordance with Section 860 of the Zoning Bylaw.

APPENDIX I



(DC1) DIRECT DEVELOPMENT CONTROL PROVISION**DC1 (Area 2) Jasper East Area****(Section 710, Land Use Bylaw)****1. General Purpose**

To provide a Direct Development Control District to preserve and enhance a special heritage area comprised of historic, civic and cultural elements while permitting a wide range of general business commercial and residential opportunities. The District supports the adaptive reuse of historic buildings and provides guidelines for sympathetic infill development along Jasper Avenue and 97 Street. The District also creates a pedestrian-oriented linkage between major developments in the Downtown and the Chinatown areas in order to achieve the intent of Section 7.2.6 of the Boyle Street/McCauley Area Redevelopment Plan.

2. Area of Application

This Provision shall apply to the lands as shown in Appendix I of Schedule "I".

3. Uses

The following uses are prescribed for lands designated DC1 (Area 2) Sub-Area 1 pursuant to Section 710.3 of the Land Use Bylaw.

- a. Alcohol Sales, Minor
- b. Amusement Establishments, Major and Minor
- c. Apartment Hotels
- d. Apartment Housing
- e. Breweries, Wineries and Distilleries
- f. Boarding and Lodging Houses
- g. Broadcasting and Motion Picture Studios
- h. Business Support Services
- i. Carnivals
- j. Child Care Services
- k. Commercial Schools
- l. Custom Manufacturing Establishments
- m. Eating and Drinking Establishments, Major and Minor
- n. Exhibition and Convention Facilities
- o. Government Services
- p. Group Homes
- q. Health Services
- r. Home Occupation, Major and Minor
- s. Hotel

- t. Household Repair Services
- u. Indoor Participant Recreation Services
- v. Limited Group Homes
- w. Non-accessory Parking
- x. Personal Service Shops
- y. Private Clubs
- z. Private Education Services
- aa. Professional Offices
- bb. Professional, Financial and Office Support Services

4. Development Criteria

The following development criteria shall apply to the prescribed uses pursuant to Section 710.4 of the Land Use Bylaw.

- a. All development in this district shall meet the requirements established herein and where not superseded by the development criteria, design guidelines and sign regulations of this District, to the satisfaction of the Development Officer in consultation of the Heritage Planner, in accordance with the regulations contained in the Land Use Bylaw No. 5996, as amended and the objectives set out in the Boyle Street/McCauley Area Redevelopment Plan, as amended.
- b. The maximum floor area ratio shall be 4.0.
- c. The maximum building height shall not exceed 14 m (45.9 ft.) nor 4 storeys.
- d. Buildings shall be built to the front property line abutting a public roadway.
- e. Buildings shall be built to the side property lines.
- f. Buildings shall be built to the rear property line except for providing parking and/or loading and unloading facilities, in which case the rear setback shall be according to Section 65.4 and Section 66.3 of the Land Use Bylaw.
- g. Development Criteria for Apartment Housing:
 - i. Apartment Housing shall be permitted only in buildings where the first storey is used for commercial purposes;
 - ii. the housing component shall have access at grade which is separate from the access for the commercial premises;
 - iii. the maximum residential density shall be:
 - A. 370 dwellings/ha (150 dwellings/acre) for any site less than 1,350 m² (14,531 sq. ft.); or
 - B. 500 dwellings/ha (202 dwellings/acre) for any site of 1,350 m² (14,531 sq. ft.) or greater; or
 - C. 200 dwellings/ha (81 dwellings/acre) for any site less than 885 m² (9,526 sq. ft.); and

- D. where a development contains two or more dwelling units, a minimum of 7.5 m² (80.7 sq. ft.) of Amenity Area is required per unit, in accordance with the provisions of Section 56 of the Land Use Bylaw.
- h. A minimum Amenity Area of 4% of the non-residential gross floor area shall be provided and for non-residential development greater than 1,852 m² (20,000 sq. ft.).
- i. Loading, storage and trash collection areas shall be located to the rear of the principal building and shall be screened from view from any adjacent sites, public roadways in accordance with the provisions of subsection 69.4 of the Land Use Bylaw.
- j. Off-street parking for new development shall be provided in accordance with the schedule listed below:
 - i. For Apartment Housing and Apartment Hotels:

0.5 parking spaces per bed-sitting room Dwelling, 0.75 parking space per 1 bedroom Dwelling, 1 parking space per 2 bedroom Dwelling or larger. Of the total number required, 1 guest parking space per every 7 Dwelling must be readily available to an entrance of the building to be served, and must be clearly identified as guest parking.
 - ii. For Non-residential Use Classes:

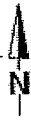
1 space per 300 m² (1 per 3,229 sq. ft.) of gross floor area; notwithstanding this minimum, the maximum shall be 1 space per 100 m² (1 per 1,076 sq. ft.) of gross floor area.
- k. Off-street parking for existing building, including renovation and rehabilitation projects, will only be required to maintain existing parking on-site.
- l. Accessory parking shall be located at the rear of the building and access to the parking shall be restricted to the rear lane.
- m. Vehicular access to properties shall be from the rear lanes to maintain an uninterrupted breaks in the street facade and strengthen the historic character of the district. Where there is no rear lane, vehicular access shall be from 101A Avenue. There shall be no vehicular access from Jasper Avenue or 97 Street.
- n. Off-street vehicular loading and unloading spaces for new development shall be provided in accordance with Section 65 of the Land Use Bylaw, as amended where development occurs.
- o. Off-street vehicular loading and unloading spaces for existing building, including renovation and rehabilitation projects, will only required to maintain existing off-street loading and unloading facilities.
- p. Development Criteria for Non-accessory Surface Parking:
 - i. Non-accessory Surface Parking lots shall provide a minimum 2 m (6.6 ft.) landscaped setback from any property line abutting a public roadway and lane in addition to the landscaping requirements as per Section 69 of the Land Use Bylaw to the satisfaction of the Development Officer;

- ii. storage materials and the piling of snow on Non-accessory Surface Parking lots shall be in a location away from the public roadway to improve safety and visibility to the satisfaction of the Development Officer; and
 - iii. Non-accessory Surface Parking lots shall be provided to the satisfaction of the Development Officer in accordance with CPTED (Crime Prevention Through Environmental Design) principles, as identified in Section 77 of the Land Use Bylaw.
- q. Architectural design guidelines for infill development along Jasper Avenue and 97 Street:
- i. development which incorporates or is adjacent to historic buildings along Jasper Avenue and 97 Street should be designed in a complementary manner and in accordance with conservation principles and practices with regard to addition/alterations to historic buildings.
Any new development must relate to the following elements of adjacent historic buildings, as illustrated in Appendix 2:
 - A. building Façade and design elements, e.g. horizontal elements, vertical design elements, rhythm of window openings, pilasters and other design elements on both the ground and upper Storeys;
 - B. building materials (type, colour and texture); and
 - C. architectural detailing.
- r. Development Criteria for Signs along Jasper Avenue and 97 Street:
- i. development which incorporates or is adjacent to historic buildings along Jasper Avenue and 97 Street should be designed in a complementary manner that, as much as is practicable, follow the traditional pattern and location of signs, as illustrated in Appendix 3;
 - ii. a Comprehensive Sign Design Plan in accordance with Section 79.6 of the Land Use Bylaw showing the sign and the complete facade of the building on which the sign shall be located shall be prepared for the development and submitted with the development or sign permit application to be approved by the Development Officer in consultation with the Heritage Planner;
 - iii. maximum amount of signage and signage by type will be determined by building frontage;
 - iv. signs permitted shall include Fascia Signs, Projecting Signs, Signs under Awnings or Canopies, Window Signs, and Signs on Awnings;
 - v. Painted Wall Signs are NOT permitted on all facades of a building except where a painted wall sign is already existed. Such painted wall signs shall only be allowed to be maintained; and
 - vi. Signs not permitted include scintillating, flashing, animated, rotating and balloon signs and billboards.
- s. Development in this District shall be evaluated with respect to compliance with the General Development Regulations of Sections 50 to 79 inclusive of the Land Use

Bylaw and in accordance with conservation principles and practices as it pertains to historic buildings.

- t. The Development Officer, in consultation with the Heritage Planner, may grant relaxation to Section 50 to 79 of the Land Use Bylaw, if in his opinion, such a variance would be in keeping with the general purpose of this District and the objectives of Section 7.2.6 of the Boyle Street/McCauley Area Redevelopment Plan, as amended and would not affect the amenities, use and enjoyment of the neighbouring properties.
- u. Development in this District shall be evaluated with respect to compliance with the Special Land Use Provisions of Sections 80 to 102 inclusive of the Land Use Bylaw and in accordance with conservation principles and practices as it pertains to historic buildings.

APPENDIX I



Appendix 2 - Architectural Guidelines

A. Building Façade and Design Elements

Horizontal Elements:

- a. New construction shall respect and enhance horizontal alignments where feasible;

Vertical Elements:

- a. Major vertical elements shall be introduced into the facade design of new buildings at approximately 33-foot intervals to maintain the traditional vertical pattern of building facade design;

Awnings:

- a. The original, traditional awnings found in Jasper East Area were 3 or 4 point retractable awnings with a skirt or valance;
- b. New awnings shall have the traditional profile and may be fixed or retractable with a skirt (valance) utilizing canvas or material similar in nature;
- c. New awnings shall provide weather protection for pedestrians with a minimum projection of 1.5 m (5.0 ft.) and not exceeding 2.0 m (6.6 ft.) from the building face;
- d. Backlit or bubble awnings and awnings are not permitted;
- e. New awnings shall be mounted between the wood or masonry piers which frame the storefront and shall align horizontally (where structurally possible) with neighbouring awnings;

Rhythm of window openings, pilasters and other design elements on both the ground and upper storeys:

- a. The historic building facades in Jasper East Area have the following features:
 - i. Storefronts and entrances should incorporate the historic pattern of recessed entryways
 - ii. Transom glazing and large display windows with minimum partitioning at eye level. Windowsills shall be between 30 cm (1.0 ft.) and 45 cm (1.5 ft.) above the level of the sidewalk and allow for a bulkhead panel below.
 - iii. Upper Storey Window openings shall be of "punched" design, vertically proportioned (1:2 - width:height). Horizontal strip, awning and horizontal sliders are prohibited,
 - iv. Transom glazing over doors and storefronts, fascia sign bands, and strong cornices and belt courses.

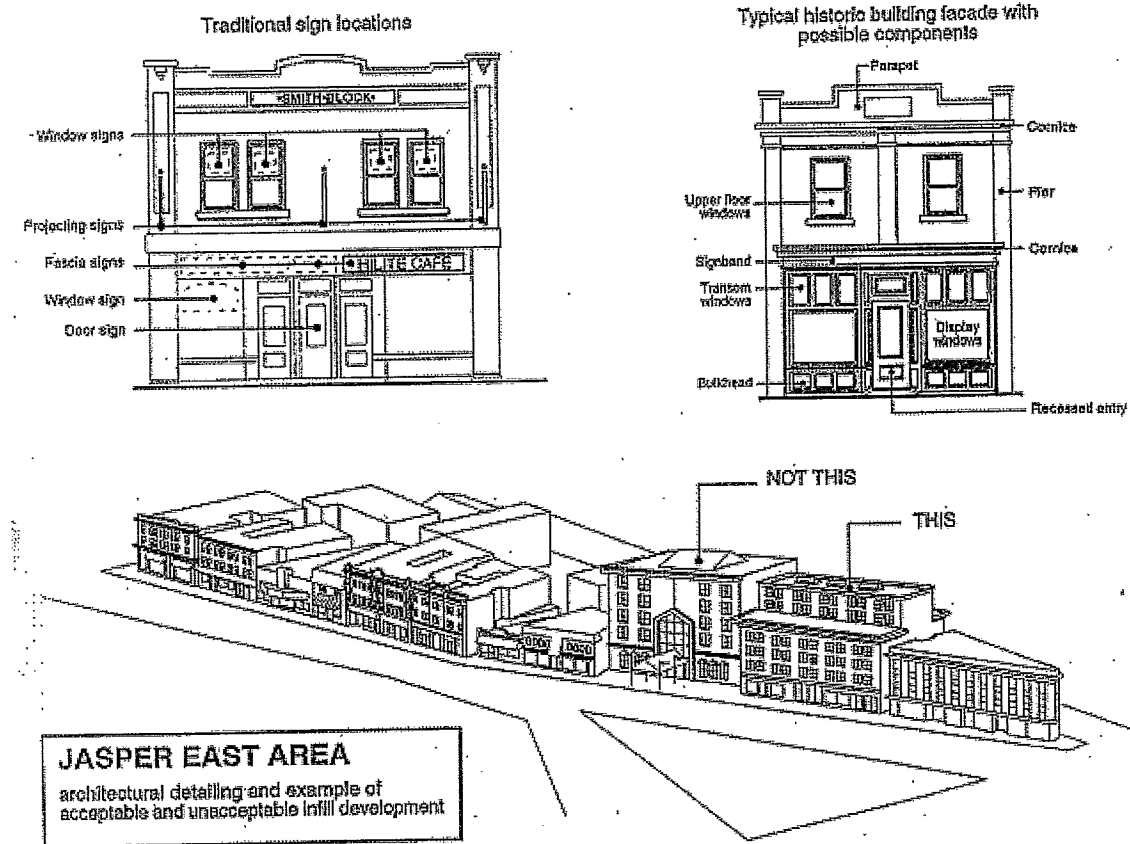
B. Building Materials (type, colour and texture)

- a. The traditional, historic building materials in Jasper East Area were quite limited. They included: brick, wood, pressed cornices metal and cast stone. New construction shall emphasize the use of these traditional materials. Reflective glass windows are NOT permitted;

- b. Colour schemes appropriate to the era of Jasper East Area's building's are recommended.

C. Architectural Detailing:

- a. Decorative details and facade articulations shall respect or make continuous, the horizontal features of adjacent historic buildings;



Appendix 3 - Sign Guidelines

Signage can have a dramatic impact on the overall character of a historic district. As a general rule, for buildings listed on the Register of Historic Resources in Edmonton, signs should be limited to those which were originally present on the building. In instances where new uses or interpretive functions dictate the use of additional signs, these new elements should be integrated into the general design of the building and follow the traditional pattern of locating signs. The size, typeface, graphics, and materials should be chosen to suit the period of the original building wherever possible. Avoid installing new signs such that the repair, replacement or removal of the signs damages the original fabric of the structure. Signs should be designed with a clear emphasis on pedestrians rather than automobile oriented signs.

For non-historic, existing structures and for new buildings, signs should follow, as much as is practicable, the traditional pattern of locating signs.

All prospective signage, lighting and awnings on DC1 (Area 2) Jasper East Area Direct Development Control District (Sub-Area 1) must be approved by the Development Officer in consultation with the Heritage Planner.

GENERAL GUIDELINES

Signage and awnings can make a significant contribution to the street character of historic area. Altering existing historic signage or awnings or installing new signage or awning to new structures should only be done after a thorough assessment of their conditions and historic value of the historic area.

1. Use Flat Signs in Historically Consistent Places

If possible, obtain historic photographs of buildings in the Jasper East Area through the City of Edmonton Archives or Provincial Archives which may provide an idea of how and where signage was applied to buildings and structures in the area. Often signs were placed on a building frieze, which is the horizontal flat surface directly above the store windows. Original signs, either on flat signboard or made of individual letters attached to the sign frieze, were designed as an integral part of the building. Therefore, an attempt should be made to place any new signage in historically consistent places on the building facades. Alternatively, other locations which do not detract from the overall character of the building or obstruct architectural detailing may be considered.

2. All new signage should be applied to ground floor show windows at a level visible to pedestrians.

Effective signage can be created that will be unique to each business, convey its own image, and still be coordinated with and enhance the building as a whole. Signs on Jasper East Area depend upon pedestrian traffic for their greatest impact. Indeed, sign placement within designated areas on a building's facade does not limit creativity; it simply organizes the information in a location and at a height where the shopper or building user expects it to be.

3. Historical location of Signs

Existing character-defining signs, including historic painted advertising signs often found on the sides of older commercial buildings ought to be conserved where possible and visible from the public street.

4. Limit the Information on Signs

The shortest message on a sign has the most impact on pedestrians. Symbols or cut-outs of familiar objects such as a pharmacist's mortar and pestle, can communicate a great deal of

information without lettering. Often the building is the best advertisement and could be the signature of a business without necessarily using an individual logo or sign. Furthermore, oversized, projecting and crowded signs compete with each other and produce visual confusion.

5. Use Signage Materials and Colours that are Compatible with the Building

Constructing signage lettering with its background is more important for legibility than using bright colours. Signs done in muted tones compatible with the building but contrasting with the predominant building facades will enhance the building's character. Bright and bold colours are unnecessary and distract from a building's unique architectural quality. Indeed, signage should offer a positive image for individual businesses and not compromise the integrity of the facades.

6. Use Indirect lighting of Signage

Indirect lighting is often the most appropriate form of sign illumination. This may be done by using traditional hooded spot lights.

7. Recommendations for different types of signs:

a. Fascia Signs

Fascia signs should be made of wood and painted or painted directly on the fascia itself and should be located in historic

Maximum height: 0.61 m (2'-0")

Maximum length: 80% of the building frontage

Maximum area of fascia signs: 0.09 sq. m. (1 sq. ft.) of display area for every linear foot of building frontage

Maximum area of all signs: 0.20 sq. m. (1.5 sq. ft.) of display area for every linear foot of building frontage

Lettering should be traditional and may be painted, raised, or cut into the surface of the wood.

b. Projecting Signs

Projecting signs are usually suspended from a decorative metal bracket that is fixed perpendicular to a building, commonly on the building front over the sidewalk.

Projecting signs are common due to their visibility and versatility in design.

Projecting signs should be made of wood (painted or carved & painted) or metal (painted or enameled) suspended by metal chains from a decorative metal, wrought iron or wood wall bracket.

Maximum projection from face of building: 1.54 m (5'-0")

Maximum mounting distance from face of building: 0.3 m (1'-0")

Maximum area of projecting signs: 0.022 sq. m. (‘h sq. ft.) of display area (which fits within a rectangle) for every linear foot of building frontage

Minimum clearance below projecting signs: 3.05 m (10’-0” wherever possible)

Projecting signs shall not be mounted higher than the bottom of the eave or cornice (for one storey buildings) and not higher than the lowest sill of the second story for multiple storey buildings. Signs should not project above the building cornice, parapet or eave.

c. Signs Under Awnings or Canopies

Signs that are suspended under an awning or canopy are generally used to identify businesses located in the building. Since these signs can be subject to vandalism, certain design precautions should be taken.

Maximum horizontal dimension: not to exceed width of canopy

Maximum height: 0.45 m (1’-6”)

Maximum clearance: not less than 2.4 m (8’-0”) above ground

d. Window Signs

Maximum area: The signage must fit within one rectangle and not exceed 30% of the total glass area for all glazed portions of doors and display windows.

e. Signs on an Awning

Signs that are painted directly on the fabric valance and are generally used for business identification. Graphic logos or images may be applied to the gable end of the awning.

Maximum valance height: 0.3 m (1’-0”)

Maximum lettering height: 10”

Max. gable image + valance lettering: 15% of awning area projected onto a vertical plane parallel to the building’s front

The total display area of all sign types must not exceed a 1:1 ratio, one square foot of signage for every linear foot of building frontage. For example, if a building’s frontage is 15.24 m (50’-0”), the total of all signs must not exceed 15.24 sq. m (50 sq. ft.)

8. Other Types of Signs:

Free standing signs, temporary signs and flag poles with flags or fabric banners may be considered. The historical use of fabric is encouraged, particularly for parades or festive occasions.

*Refer to fascia or projecting sign guidelines as appropriate.

9. Illumination and lighting:

With the exception of distinctive neon, which may be character-defining (as determined by the Development Officer in consultation with the Heritage Planner) highly illuminated signs are generally inappropriate for buildings and structures within a historic district. Where illumination is required, it should be provided by lamps projecting from the facade.

Sign lighting should be done with clear incandescent spot lights or controlled floodlights that are directed towards the sign or object. Lighting may be either up-lighting or down-lighting and should be installed to avoid any glare in the eyes of pedestrians or tenants in the building.

Fluorescent or coloured lights should not be used.

10. Awnings

The historic shape and type of awning should be maintained. Retractable fabric awnings where used historically are appropriate visually, can provide weather shelter and signage opportunities. The placement of awnings should reflect the design of the storefront, while maintaining the original configuration and location on the elevation with respect to piers, transoms and cornices.

Rigid fabric canopies, particularly those with internal illumination, are a recent development and as such are not appropriate for historic buildings. Glazed rigid canopies were often part of larger commercial buildings and should be maintained if historically accurate or rebuilt based on historical research where possible.

11. Attaching signs

Sign fastenings and brackets should be simple and inconspicuous. Anchorage should be done in areas that will not damage original materials (i.e. installed in mortar rather than in brick). Hanging signs should be secured by light chains from the bottom of the sign to the building in order to prevent damage due to wind or vandalism. If brackets form an integral part of the overall sign design, they should be made of traditional materials such as wood or wrought iron.

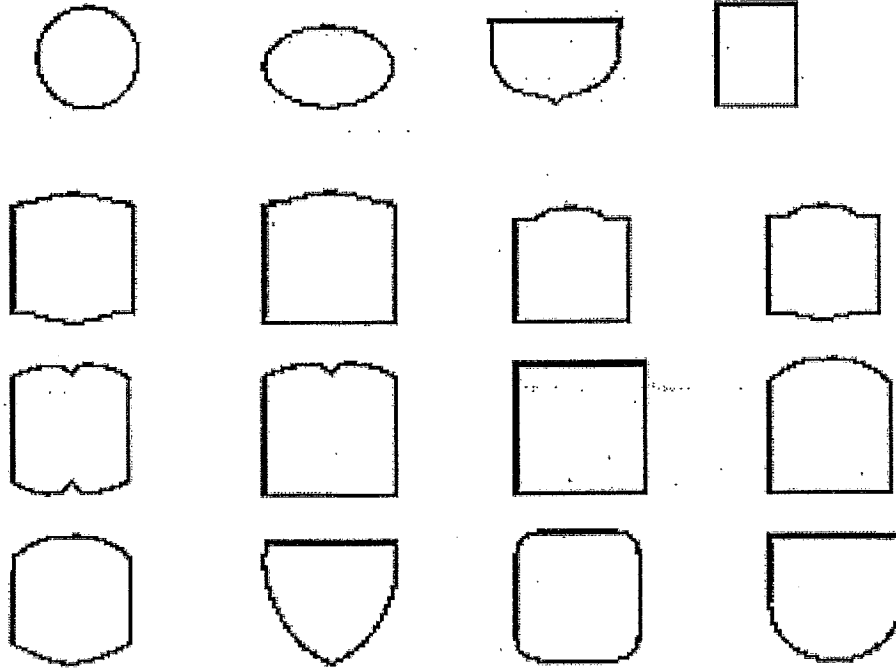
12. Shapes

Sign shapes may sometimes be derived from the features or suitable locations on the building (i.e. rectangular windows or fascia bands). Archival photographs can provide valuable information regarding appropriate sign shapes.

Numerous shapes of signs are historically appropriate, including rectangular, square, shield, oval, circular, and their many stylized variations.

Creative signs called "effigy signs" (signs shaped like particular objects) can be used where appropriate, such as a camera shape for a camera shop. Effigy signs are encouraged, but should be simple in form and limited in use. Triangular, hexagonal or odd shapes are not historically appropriate and should not be used.

The following shapes are examples of historically appropriate projecting sign shapes:



13. Composition & Graphics

Information should be clear and direct - composition should be organized by priority as reflected by size, emphasis and positioning of words or images.

Sign graphics should be simple, traditional and appropriate to the business and building style. Strong contrast should be maintained between the sign background and copy (i.e. light on dark, dark on light). Copy should be placed on a solid and neutral rather than a patterned background.

14. Type Styles

Traditional serif or historically accurate type styles are recommended. The use of more than one type style is discouraged. Ornamental type styles should be restricted to one per sign for headlines only. Emphasis may be given through the use of shadows, bolding, capitals, spacing, colour & contrast, borders and graphic images.

15. Materials & Texture

Neon tubing may be considered for limited use in windows or on projected signs. Sign texture should compliment the texture of the building. Signs generally, either smooth finish or rough cut wood signs with raised letters are preferred for brick buildings.

16. Colours

Generally no more than four colour (including black and white) are recommended. Natural earth tones or traditional sign colours such as black, gold or burgundy are preferred. Bright or fluorescent colours should not be used.

17. Not Recommended**Sign Design:**

- Historically inappropriate designs, including fluorescent back-lit signs
- Busy or cluttered sign graphics
- Ornate or trendy type styles
- Bright fluorescent colours

Location:

- Obscuring the existing architecture
- Excessive number of signs

Prohibited:

- Billboards, scintillating, flashing, animated, and rotating signs

**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
(AQ) THE ARMATURE AREAS 1, 2 and 3**

1. General Purpose

The purpose of this Provision is to accommodate mid- and high-rise mixed-use (but predominately residential) development with active retail and residential street frontages that is pedestrian friendly and compatible in scale, function, built form and design with surrounding developments and open space and/or accessible public assembly space for passive and active use, all in accordance with Section 860 of the Zoning Bylaw, The Quarters Downtown Area Redevelopment Plan and The Quarters Downtown Urban Design Plan.

2. Area of Application

The Armature encompasses lands bounded to the west by the north-south laneway west of 96 Street, to the north by 103A Avenue NW, to the east by the north south laneway east of 96 Street NW and to the south by 101A Avenue NW and Jasper Avenue NW. Within the Armature there are three development areas as indicated in Appendix 1.

- Area 1 includes lands bounded to the north by 102 Avenue NW, to the west by 96 Street NW, Jasper Avenue NW to the south and to the east by the north-south alley.
- Area 2 includes lands bounded to the north by 102A Avenue NW, to the west by 96 Street NW, 102 Avenue NW to the south and to the east by the north-south alley.
- Area 3 includes all Armature lands excluding Areas 1 and 2.

3. Uses

- a. Apartment Housing
- b. Apartment Hotels
- c. Bars and Neighbourhood Pubs
- d. Breweries, Wineries and Distilleries
- e. Business Support Services
- f. Child Care Services
- g. Commercial Schools
- h. Community Recreation Services
- i. Convenience Retail Stores
- j. Custom Manufacturing Establishments
- k. Equipment Rentals
- l. General Retail Stores
- m. Health Services
- n. Hotels
- o. Household Repair Services
- p. Indoor Participant Recreation Services

- q. Limited Group Homes
- r. Live-Work Unit
- s. Lodging Houses
- t. Minor Alcohol Sales
- u. Minor Amusement Establishment
- v. Minor Home Based Business
- w. Personal Service Shops
- x. Professional, Financial and Office Support Services
- y. Public Libraries and Cultural Events
- z. Public Park
- aa. Residential Sales Centres
- bb. Restaurants
- cc. Specialty Food Services
- dd. Stacked Row Housing including Row Housing but excluding Semi-detached and Duplex Housing
- ee. Urban Gardens
- ff. Urban Outdoor Farms
- gg. Veterinary Services
- hh. Fascia On-premises Signs
- ii. Projecting On-premises Signs
- jj. Temporary On-premises Signs

4. Development Regulations

- a. The minimum building Height shall be not be less than 11.0m nor 3 Storeys.
- b. The maximum building Height within Area 1 shall not exceed 52.0m, nor 12 Storeys, subject to Section 860 of the Zoning Bylaw.
- c. The maximum Building Height within Area 2 shall not exceed 40.0m nor 9 Storeys subject to Section 860 of the Zoning Bylaw.
- d. The maximum Building Height within Area 3 shall not exceed 23.0m, nor 6 Storeys, subject to Section 860 of the Zoning Bylaw.
- e. The minimum Floor Area Ratio shall be 3.0 subject to Section 860 of the Zoning Bylaw.
- f. The Maximum Floor Area Ratio within Area 1 shall be 8.75 subject to Section 860 of the Zoning Bylaw.
- g. The Maximum Floor Area Ratio within Area 2 shall be 6.5 subject to Section 860 of the Zoning Bylaw.
- h. The Maximum Floor Area Ratio within Area 3 shall be 4.5 subject to Section 860 of the Zoning Bylaw.

- i. Bars and Neighbourhood Pubs shall not exceed a capacity of 200 Occupants or 240m² of Public Space.
- j. Lodging Houses shall not isolate an adjacent Site within this Zone of less than 800 m².
- k. Equipment Rentals shall be fully enclosed within a building.
- l. General Retail Stores shall not exceed a capacity of 750m² of gross Floor Area.
- m. Minor Amusement Establishments shall only be permitted as an accessory Use to a Restaurant.
- n. Restaurants shall not exceed a capacity of 200 Occupants or 240m² of Public Space.
- o. Specialty Food Services shall not exceed a capacity of 150 Occupants or 75m² of Public Space.
- p. Stacked Row Housing and Row Housing shall not isolate another Site within this Zone of less than 800m².
- q. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted Signs and/or Signs with changeable copy shall not be permitted.
- r. The first floor of any frontage, including the associated entranceway, shall have a maximum Grade separation of 1.2m from any Abutting public sidewalk.
- s. Notwithstanding the Incentive System provided for in Section 860 of the Zoning Bylaw, prior to the issuance of a Development Permit for any base level development, the Development Officer shall ensure that a signed agreement has been executed between the City and the Owner requiring the Owner to provide the City at the time of Development Permit approval, the option to purchase 5% of the proposed number of residential units at 85% of the list price, or to provide the equivalent value as cash-in-lieu to the City, or as prescribed in any future City of Edmonton Affordable Housing Policy initiatives as prescribed by City Council. C582.

Except:

Within Area 1, the Development Officer shall ensure that a signed agreement has been executed between the City and the Owner requiring a cash-in-lieu contribution equivalent to 0.75% of the construction value of the entire facility.

- t. Within Area 1 and 2, the applicant and/or owner shall provide proof satisfactory to the Development Officer in consultation with Alberta Environment, Albert Health, and the City of Edmonton Transportation Planning and Engineering that, if necessary, the land has been remediated to allow for the intended Uses, excepting the parkade excavation Building Permit. The Development Officer shall not physically release the Development Permit for the purposes of a Building Permit until this condition has been adequately satisfied through sign-off letters from the reviewing agencies.

- u. Within Area 1, an update Transportation Impact Assessment shall be provided prior to the issuance of any Development Permit. The issuance of any Development Permit for the site is subject to there being sufficient capacity on the adjacent roadway network, as well as adequate access via the adjacent alley to accommodate the traffic associated with the development, and shall be to the satisfaction of the Development Officer and Transportation Planning and Engineering.
- v. Within Area 3, Residential and Live Work Units shall occupy no less than 33.3% of the Floor Area in new building.
- w. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
- x. Signage shall be provided in accordance with Section 860 of the Zoning Bylaw.

5. Urban Design Regulations

- a. Site Planning shall be in accordance with the Quarters Downtown Urban Design Plan.
- b. Setbacks:
 - i. East of 96 Street NW, no building Setbacks are required.
 - ii. West of 96 Street NW, no Setbacks are required except a minimum 1.0m Setback may be required for each Storey of building Height from the rear laneway property line.
- c. Stepbacks:
 - i. No Stepbacks are required for buildings adjacent to Avenues.
 - ii. For buildings adjacent to the east side of 96 Street NW within Area 3, a minimum 3.0m Stepback shall be provided at approximately 7.0m OR 11.0 m building Height.
 - iii. For buildings adjacent to the west side of 96 Street NW, two Stepbacks, a minimum 3.0m each shall be provided at approximately 7.0 m and 14.0 m of building Height.
 - iv. For buildings adjacent to the laneway west side of 96 Street NW, a Stepback may be required at approximately 11.0m of building Height.
 - v. At the discretion of the Development Officer, Stepbacks may be required adjacent to Lot lines internal to a block having regard to the character of the surrounding built form, the objectives of the Quarters Downtown Urban Design Plan and Crime Prevention Through Environmental Design principles.
 - vi. Building entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
 - vii. Weather protection shall be provided in accordance with Section 860 of the Zoning Bylaw.
 - viii. Architectural control shall be in accordance with Section 860 of the Zoning



**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
(AQ) THE ARMATURE AREA 4**

1. General Purpose

The purpose of this Provision is to accommodate a high-rise, mixed-use development that provides space for Live Work residential units, art studios and arts organizations, provides for an active and inviting pedestrian oriented streetscape fronting onto 102A Avenue NW and 96 Street NW and, incorporating and maintaining the north and east historic Koermann Block building Façades within the development

2. Area of Application

This Provision shall apply to the Site legally described as Lots 5-10, Block 6, Plan ND, located at the southwest corner of 102A Avenue NW and 96 Street NW, as shown in Appendix I.

3. Uses

- a. Apartment Hotels
- b. Apartment Housing
- c. Bars and Neighbourhood Pubs
- d. Breweries, Wineries and Distilleries
- e. Business Support Services
- f. Child Care Services
- g. Commercial Schools
- h. Community Recreation Services
- i. Convenience Retail Stores
- j. Creation and Production Establishments
- k. General Retail Stores
- l. Household Repair Services
- m. Indoor Participant Recreation Services
- n. Live Work Units
- o. Lodging Houses
- p. Media Studios
- q. Minor Alcohol Sales
- r. Minor Amusement Establishment
- s. Minor Home Based Business
- t. Non-accessory Parking
- u. Personal Service Shops
- v. Professional, Financial and Office Support Services
- w. Public Education Services
- x. Public Libraries and Cultural Exhibits

- y. Private Education Services
- z. Residential Sales Centres
- aa. Restaurants
- bb. Specialty Food Services
- cc. Spectator Entertainment Establishments
- dd. Fascia On-premises Signs
- ee. Minor Digital On-premises Signs
- ff. Projecting On-premises Signs
- gg. Temporary On-premises Signs

4. Development Regulations

4.1 General

- a. Development shall be in general accordance with Appendices II - IX.
- b. The maximum building Height shall not exceed 77.0 m.
- c. The maximum podium Height shall not exceed 18.5 m.
- d. The maximum Floor Area Ratio shall be 8.0.
- e. The maximum number of Dwelling units, including Live Work Units, shall be 75.
- f. The maximum Tower Floor Plate shall not exceed 700 m².
- g. Bars and Neighbourhood Pubs and Restaurants Uses shall not exceed a capacity of 200 Occupants or 240 m² of Public Space.
- h. Specialty Food Services Use shall not exceed a capacity of 200 Occupants or 120 m² of Public Space.
- i. Personal Services Shops shall not include Body Rub Centres.
- j. Residential Sales Centres shall be limited to the marketing of on-Site condominium or rental units.
- k. A maximum of one (1) General Retail Store shall be limited to a gross Floor Area of 1,850 m². Additional General Retail Stores shall be limited to a gross Floor Area of 750 m².
- l. Main building entrances for Apartment Housing and Commercial Uses shall be designed for universal accessibility and shall minimize level changes from the sidewalk.
- m. A minimum of 5.0 m² of Amenity Area per Live Work Unit or per Dwelling shall be provided in accordance with Section 46 of the Edmonton Zoning Bylaw.
- n. Platform Structures in the form of balconies may project a maximum of 2.4 m into the Tower Stepbacks.
- o. All mechanical equipment, including roof mechanical units, shall be screened and integrated into the total building design.
- p. All Regulations in the Zoning Bylaw shall apply to development in the Direct Control Provision, unless such Regulations are specifically excluded or modified in a Direct Control Provision.

- q. Prior to the issuance of any Development Permit a Crime Prevention Through Environmental Design (CPTED) assessment shall be provided to the satisfaction of the Development Officer to ensure that the development provides a safe urban environment in accordance with the guidelines and principles established in the Design Guidelines for a Safer City (City of Edmonton 1995).
- r. If required by the Development Officer, any Environmental Site Assessment studies and environmental remediation work shall be undertaken and verified to the satisfaction of the Development Officer in consultation with the Environment Unit prior to the release of drawings for Building Permit review, other than for excavation or Sign permits. If required, the Development Officer shall impose any conditions necessary to ensure the area that is subject to the Development Permit application is suitable for the full range of Uses contemplated in the Development Permit application.

4.2.1 Parking, Loading, and Access

- a. Vehicular access and egress shall be from the abutting Lane and in accordance with Appendix II, Illustrative Site Plan, to the satisfaction of the Development Officer in consultation with Transportation Services, as follows:
 - i. All on-Site resident, visitor and commercial tenant parking shall be provided within a structure located below Grade;
 - ii. Adequate sight lines shall be maintained for vehicles entering and exiting the parkade; and
 - iii. Any parkade driveway ramps shall be at Grade at the property line and must not exceed a slope of 6% for a distance of 4.5 m inside the property line, or be to the satisfaction of the Development Officer in consultation with Urban Transportation.
- b. Off-street parking requirements shall recognize the locational attributes associated with the mixed use building - its proximity to public transit, its proximity to existing and planned active mode facilities and infrastructure, and the need to continue to promote a walkable neighbourhood. Notwithstanding the preceding section, Off-street Parking shall meet the following requirements:
 - i. The minimum number of off street vehicular parking spaces constructed shall be 110 spaces.
 - ii. The off-street vehicular parking requirements for the development parcel shall generally follow Table 1 of this Bylaw:

Table 1: Site Parking Spaces Allocation

Land Use Component	Parking Space Allocation
Residential, Residential-related Units,	Minimum 19 spaces Maximum 68 spaces
Commercial, and Residential Visitor,	Minimum 29 spaces Maximum 64 spaces
Non Accessory Parking	Maximum 35 spaces
Car Sharing Stall	1

- iii. Commercial parking shall share on-site resident visitor parking spaces through an owner-operated parking management program.
 - iv. A single “car-share” parking space will be designated within the parkade to accommodate a vehicle from a car share program that the building owner intends to integrate into the building operations. Should this program not be implementable, the stall shall be used for commercial, residential, non-accessory or visitor parking.
 - v. A minimum of 45 indoor and 5 outdoor Bicycle Parking spaces for the development shall be provided on Site.
- c. Non-accessory Parking:
- i. Must be located below Grade;
 - ii. Shall be managed through an owner-operated parking management program. A management plan shall be submitted to the satisfaction of the Development Officer in consultation with Urban Transportation prior to the issuance of a Development Permit; and
 - iii. Shall be used on a full or part time basis to be approved by the Development Officer in consultation with Urban Transportation within the context of the development.
 - iv. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.
 - v. Loading shall be located to the rear of the building and be screened from public roadways through the orientation of the building or through enhanced landscaping measures. Two (2) loading spaces shall be provided at a minimum of 3.0 m in

width and a minimum 6.0 m in length, as shown in Appendix II, Illustrative Site Plan.

- vi. Storage and waste collection areas shall be screened from view from adjacent Sites and located within the building. Waste collection areas shall be designed to the satisfaction of the Development Officer in consultation with Waste Management and Urban Transportation.

4.3 Landscaping

- a. Landscaping shall be provided in general accordance with Appendices VII and VIII, Landscape Plan & 5th Floor Landscape Plan.
 - b. A detailed Landscape Plan for this Site, including front entry, 5th floor rooftop outdoor amenity space, the Utility corridor/quasi-public pedestrian corridor, and all existing and proposed utilities within the road right-of-way, shall be prepared by a Landscape Architect submitted for review and approval prior to the issuance of any Development Permit.
- c. Landscaping shall be provided in consideration of The Quarters Downtown Urban Design Plan.
- d. Landscaping along public roadways, including Lanes, shall be coordinated by the City of Edmonton and shall be provided in consideration of The Quarters Downtown Urban Design Plan.
- e. All existing street boulevard trees shall either be retained and protected/hoarded during construction or if necessary, removed and replaced with an enhanced growing medium. If tree removal is necessary, prior to the issuance of any Development Permit, a rationale shall be submitted with the Development Permit application for the removal and planting details including the enhanced growing medium shall be to the satisfaction of the Development Officer.

4.4. Signage

- a. Signs shall be integrated into the general architectural design of the building to the satisfaction of the Development Officer. A Comprehensive Sign Design Plan shall be prepared in accordance with Section 59.3 of the Zoning Bylaw and submitted to the Development Officer prior to the issuance of Development Permit.
- b. Signs shall comply with Section 59 and Schedule 59B of the Zoning Bylaw.
- c. Notwithstanding Section 59B.2.4 of the Zoning Bylaw, one Projecting On-premises Sign shall be permitted on the east podium Façade for the Spectator Entertainment Establishment Use (live theatre) which:
 - i. shall not exceed 15 m² in area on each face;
 - ii. the top of the Sign shall not extend beyond the roof of the third Storey;
 - iii. the two faces of the Sign shall be oriented north and south;
 - iv. shall conceal structural elements from view; and

- v. shall be allowed to project beyond the east property line at the discretion of the Development Officer in consultation with Urban Transportation.
 - d. Notwithstanding Section 59.2.15 of the Zoning Bylaw, one three-sided projecting (canopy) Minor Digital On-premises Sign shall be permitted for the Spectator Entertainment Establishment Use (live theatre) which shall comply with the following:
 - i. the digital component shall be limited to two faces only and shall oriented north and south;
 - ii. shall not extend beyond 7 m above ground;
 - iii. shall not exceed 3.0 m² in area on each face;
 - iv. shall maintain a minimum Height clearance of 3 m;
 - v. shall have a Message Duration greater than or equal to 1 hour;
 - vi. shall be de-energized or Use automatic light level controls to adjust light levels daily between 12:00 AM – 5:00 AM to the satisfaction of the Development Officer and Urban Transportation to reduce light pollution;
 - vii. shall conceal the structural elements from view; and
 - viii. shall be allowed to project beyond the east property line at the discretion of the Development Officer in consultation with Urban Transportation.
 - e. Signs design shall have regard for the scale and architectural character of the historic Façades of the Koermann Block the land use characteristics of surrounding developments. The Development Officer shall refuse any Application for Signs on north and east Façades of the Koermann Block that may adversely impact the character of the historic Façades.
 - f. Signs on the historic Façades shall be to the satisfaction of the Development Officer in consultation with the Heritage Planner, as follows:
 - i. Sign size, typeface, graphic and material shall be designed to complement and be sensitive to the historic Façades;
 - ii. Signs shall only be permitted on the ground floor, below the decorative cornices.
 - iii. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only, and shall exclude trailer mounted signs and signs with changeable copy.
 - iv. Entrance canopy or window canopy signs are permitted.
5. Urban Design Regulations

5.1 Built Form

Site planning shall be in accordance with attached Appendices and The Quarters Downtown Urban Design Plan.

a. Setbacks

Minimum building Setbacks shall be:

- i. 0.0 m from the east property line;
- ii. 0.0 m from the north property line;
- iii. 0.0 m from the south property line;
- iv. 7.0 m from the west property line to accommodate a Utility corridor; and
- v. Where the property abuts the Lane, a minimum of 1.5 m Setback shall be provided.

b. Stepbacks Podium

Minimum podium Stepbacks above the second Storey:

- i. 3.0 m from the east Façade of the podium; and
- ii. 4.5 m from the north Façade of the podium except 0 m shall be provided for the stairwell at the northwest corner of the podium with a maximum width of 3.0 m.

c. Stepbacks Tower

Minimum Tower Stepbacks shall be:

- i. 10.0 m from the east Façade of the podium;
- ii. 8.5 m from the north Façade of the podium;
- iii. 1.2 m from the west Façade of the podium; and
- iv. 6.4 m from the south Façade of the podium.

d. Entrances

- i. The building shall be designed and oriented to face 96th Street NW and 102A Avenue NW with entrances that are clearly visible; and
- ii. Ground level retail uses that face 96th Street NW shall have separate entrances that open directly to the street.

e. Street Interface

The building shall be constructed to accommodate Commercial Uses to strengthen the pedestrian oriented shopping nature of the area through the following:

- i. The ground Storey shall be a minimum Height of 4 m.
- ii. The 96th Street NW and 102A Avenue NW frontages excluding the portion that contains the north and east Koermann Block historic Façades shall be designed to break the appearance of a single monolithic Façade.
- iii. Except for the portion of the podium containing the north and east Façades of the Koermann block, blank walls or non-transparent surfaces shall not exceed

30% of the linear building frontage a Grade, where fronting onto a public roadway, other than a Lane.

f. Podium Design

- i. The podium shall incorporate the historic north and east Façades of the Koermann Block building at the northernmost and eastern most portion of the site.
- ii. The podium exterior shall be finished with clear glazing and quality, durable materials that may include brick, stone, and pre-finished metal.
- iii. Except for the portion of the podium containing the north and east historic Façade of the Koermann block, a minimum of 70% of the linear building frontage of the ground floor Façade shall have transparent glazing where fronting onto a public roadway, other than a Lane or a Utility corridor, to promote pedestrian interaction and safety.
- iv. Wherever podium roofs are visible from adjacent developments, the development shall provide enhancements to improve rooftop aesthetics to the satisfaction of the Development Officer. Enhancements may include patios, gardens, Green Roofs, an additional Amenity Area, or screening of mechanical equipment.
- v. The South Façade of the podium shall provide visual interest to the adjacent street through the application of a graphic design which shall be in general accordance with Appendix V.

g. Tower

The maximum length of any Tower face shall be 35 m.

- i. The Tower shall contribute to the uniqueness of the building and the city's skyline through architectural treatment.
- ii. The Tower shall provide articulation, visual interest and reduced massing effects by combination of sculpting of the building, variation of materials/color or other means to the satisfaction of the Development Officer.

5.2 Historic Resources

The development and the reassembly of the Koermann Block Façades on the north and east sides of the building shall be to the satisfaction of the Development Officer in consultation with the Heritage Officer and in general accordance with Appendices IV and V, Architectural Façades of the Koermann Block, as follows:

- i. The Applicant shall dismantle and reassemble the north and east Façade to the 1950 historic period of the building. Polyvinyl chloride (PVC) shall not be allowed.

- ii. Detailed drawings of the reassembled historic Façade shall be provided prior to the release of drawings for Building Permit review, to the satisfaction of the Development Officer in consultation with the Heritage officer.
- iii. The reinstatement of the 1950 architectural elements of the north and east Façade of the Koermann Block shall be in general accordance with the provisions contained in the Historic Resource Impact Assessment Final Report March 2016 prepared by David Murray, and shall maintain the key character-defining elements of the Koermann Block building, in as an original form as possible, including but not limited to the following:
 - A. Form, scale and massing;
 - B. Yellow brick with dark red mortar;
 - C. Brick corbelling at top of the building;
 - D. The regular pattern of the windows with keystones and stone sills;
 - E. Metal cornice above storefront;
 - F. To the extent possible, the original materials, brickwork, architectural features, parapets, cornices, door openings and fenestration pattern of the historic north, and east Façade shall be maintained, repaired and re-used, or if damaged beyond repair, they shall be replicated as part of the development; and
 - G. The main floor storefront window frames may be metal but the entrance doors shall match the original 1950s appearance. The upper windows may be metal-clad; however, the profile and colour shall match original 1912 appearance.
- iv. Prior to the release of drawings for Building Permit review, the owner and/or developer shall enter into an agreement with the City of Edmonton for the conservation, re-building, re-assembly and maintenance of the historic Façades, including but not limited to the development components specified in Section 5.2 of this Direct Control Provision.

6. Public Amenities

- a. Prior to the release of drawings for Building Permit review, the owner shall enter into an agreement with the City of Edmonton for the creation and maintenance of a Utility corridor/quasi-public pedestrian corridor on the west side of the property to service 96th Street NW. The Utility corridor/quasi-public pedestrian corridor is intended to provide a pedestrian pathway allowing free flow of pedestrian and bicycle traffic with space for plants and outdoor amenities such as benches.

7. Public Art

- a. Prior to the issuance of a Development Permit, the owner shall enter into an agreement with the City of Edmonton requiring the Owner to provide:

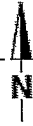
- i. Public art for the benefit of the Development valued at \$60,000, such art to be visible from adjacent roadways; and
- ii. A one-time payment of \$2000 to be held by the City and used for the appraisal of the public art.

8. Green Sustainability Practices and Targets

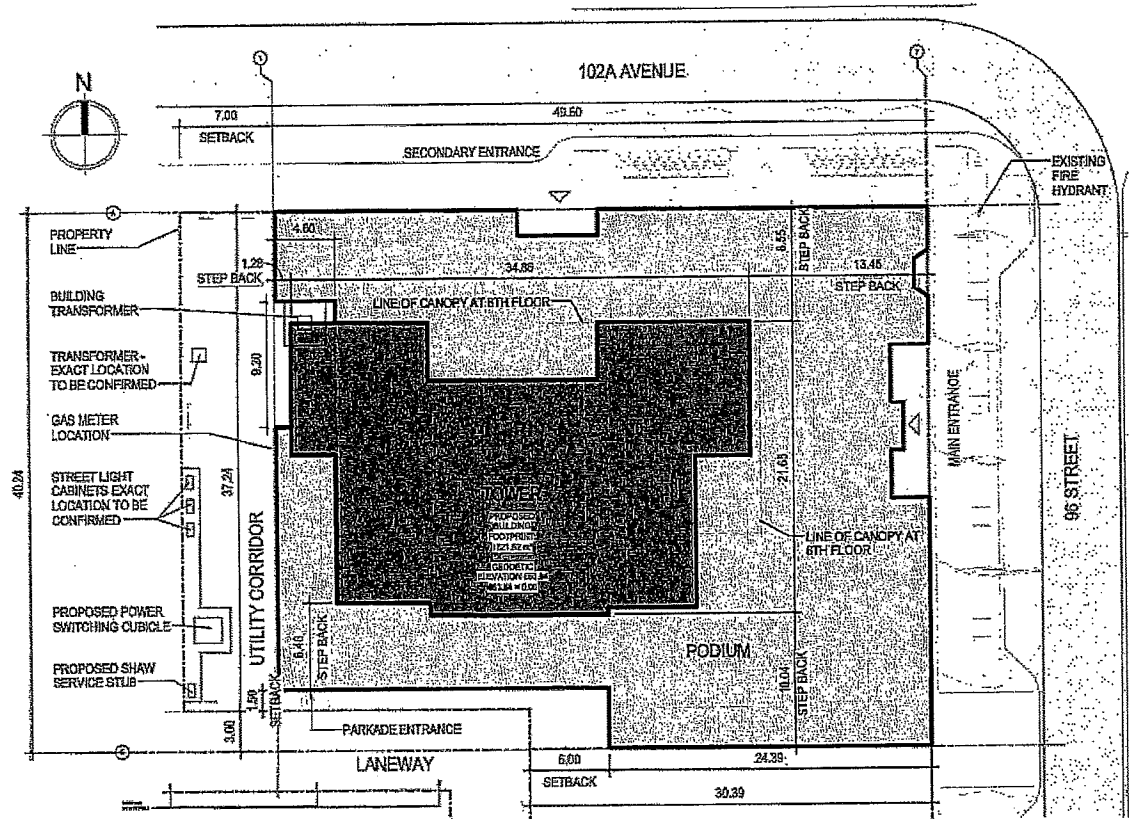
- a. The design and implementation of the development shall apply techniques to reduce consumption of water and energy consistent with best practices in sustainable design and in general conformance with Appendix IX.
- b. Prior to the issuance of the Development Permit, the applicant shall submit a detailed report, endorsed by a registered professional engineer or architect, indicating how Sustainable Practices and Targets will be achieved upon construction completion.
- c. Upon completion of the building, the Owner shall provide a report by a registered professional engineer or architect that demonstrates, to the satisfaction of the Development Officer, that the design and construction of the building meets the target established in the detailed report submitted at the Development Permit stage.



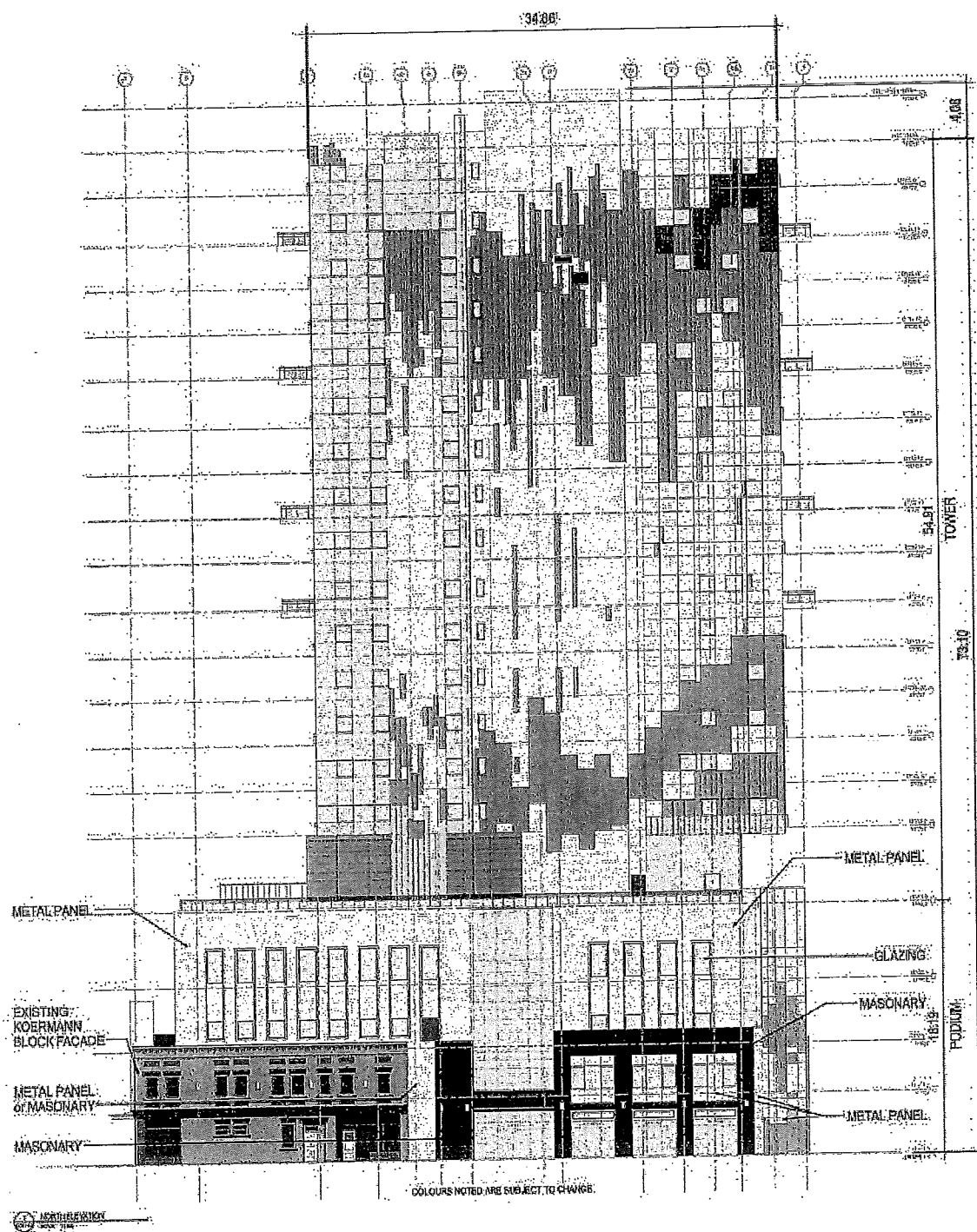
The Armature



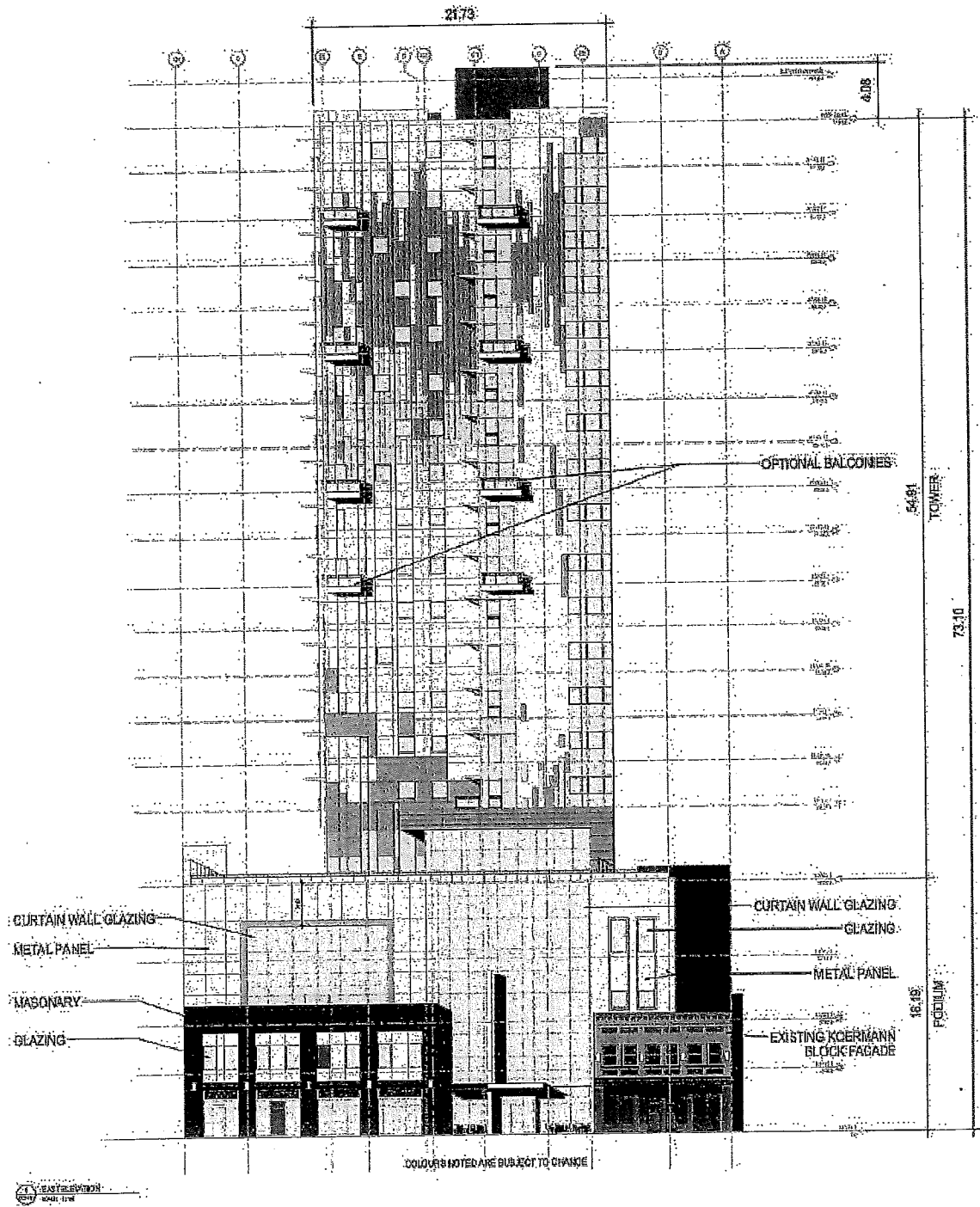
APPENDIX II: ILLUSTRATIVE SITE PLAN (Note: All dimensions in Metres)



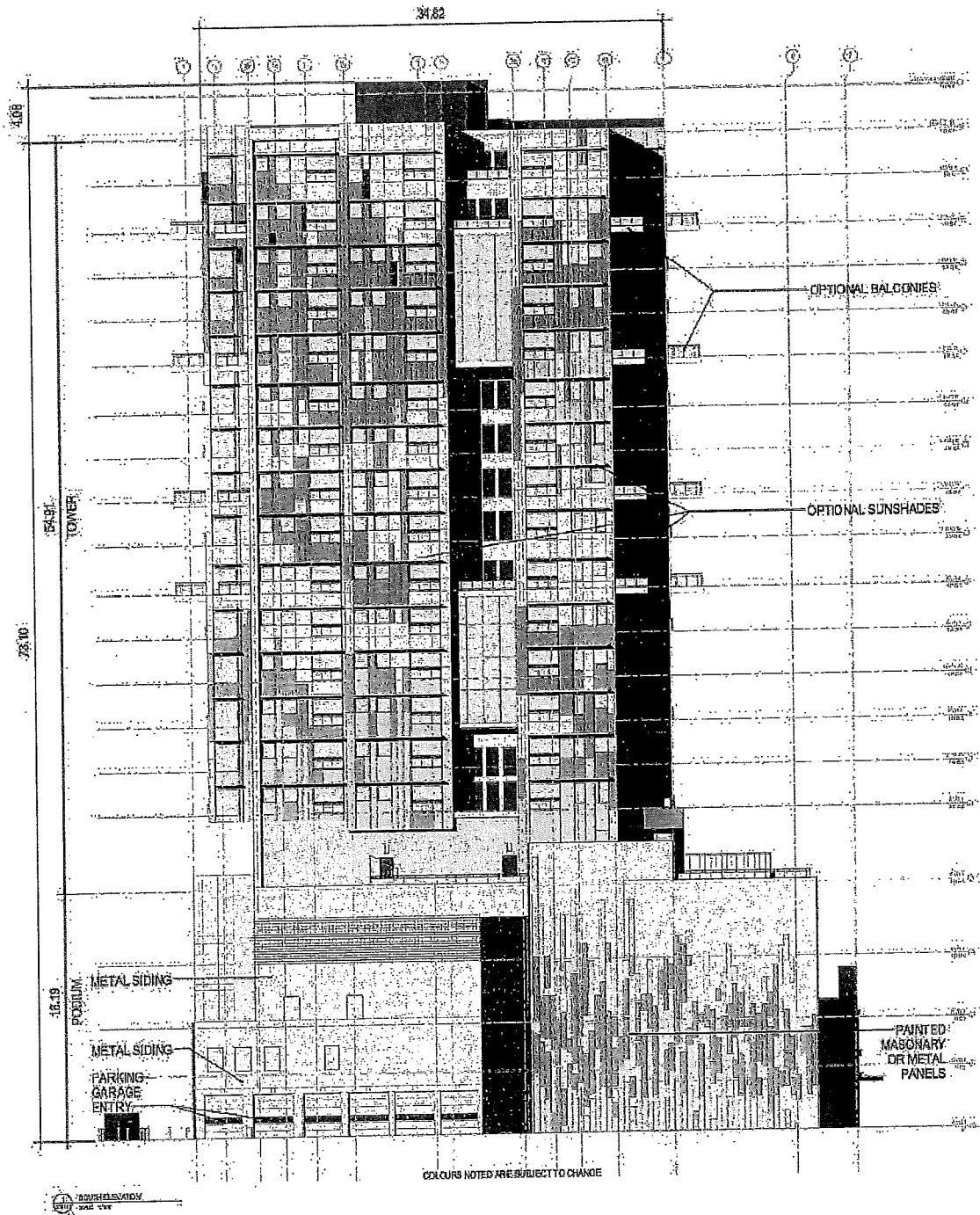
Appendix III: Conceptual Elevation North



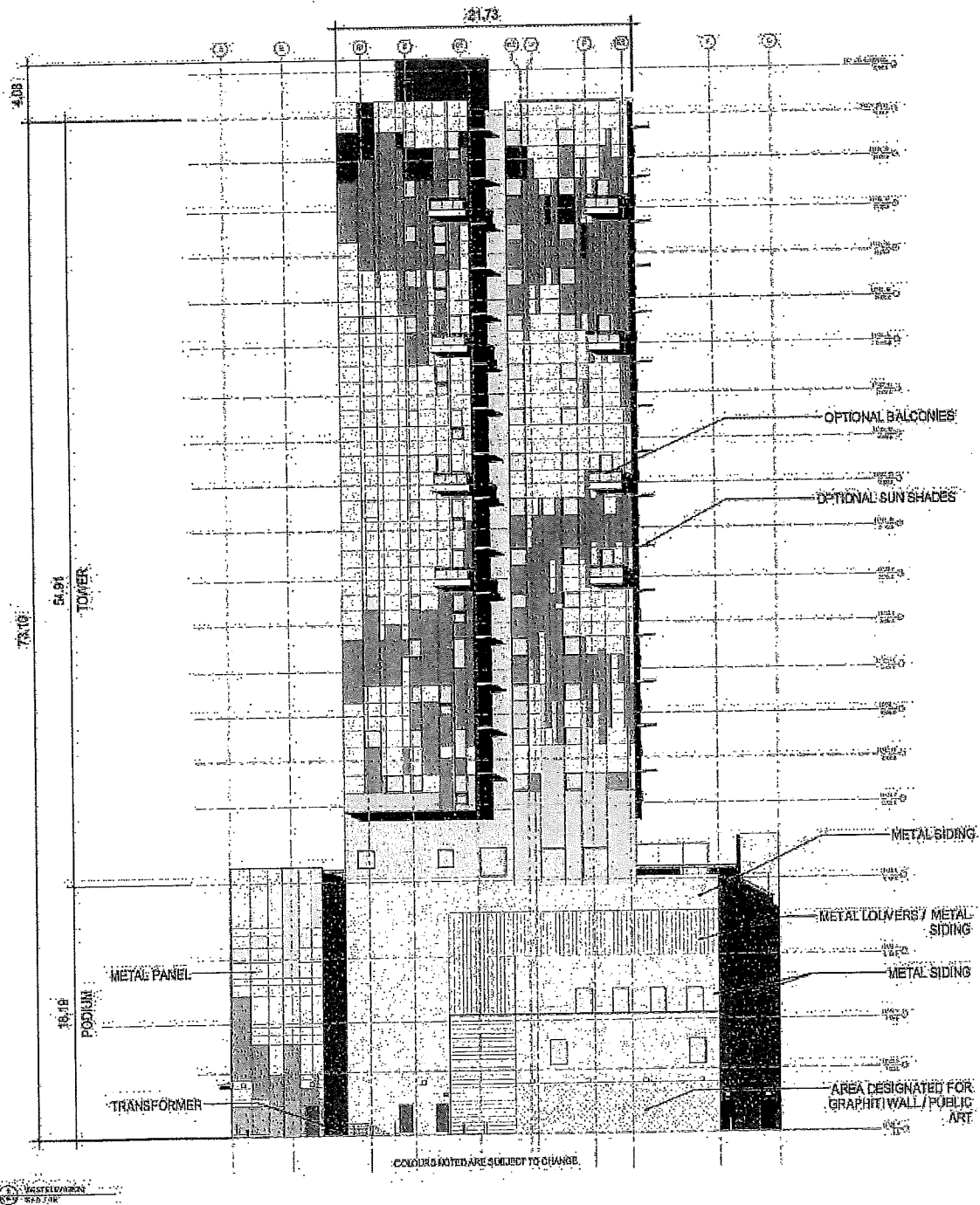
Appendix IV: Conceptual Elevation East



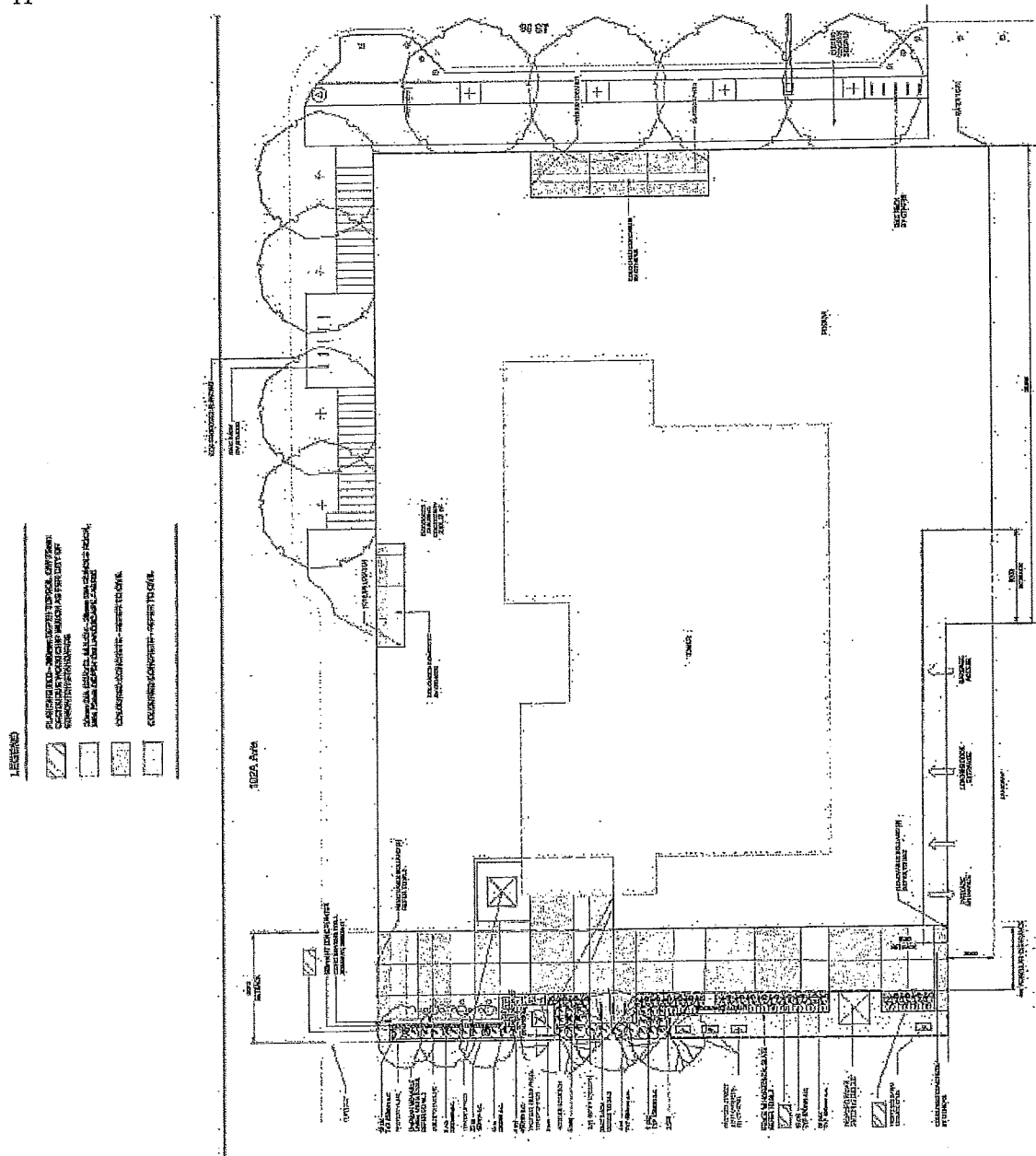
Appendix V: Conceptual Elevation South

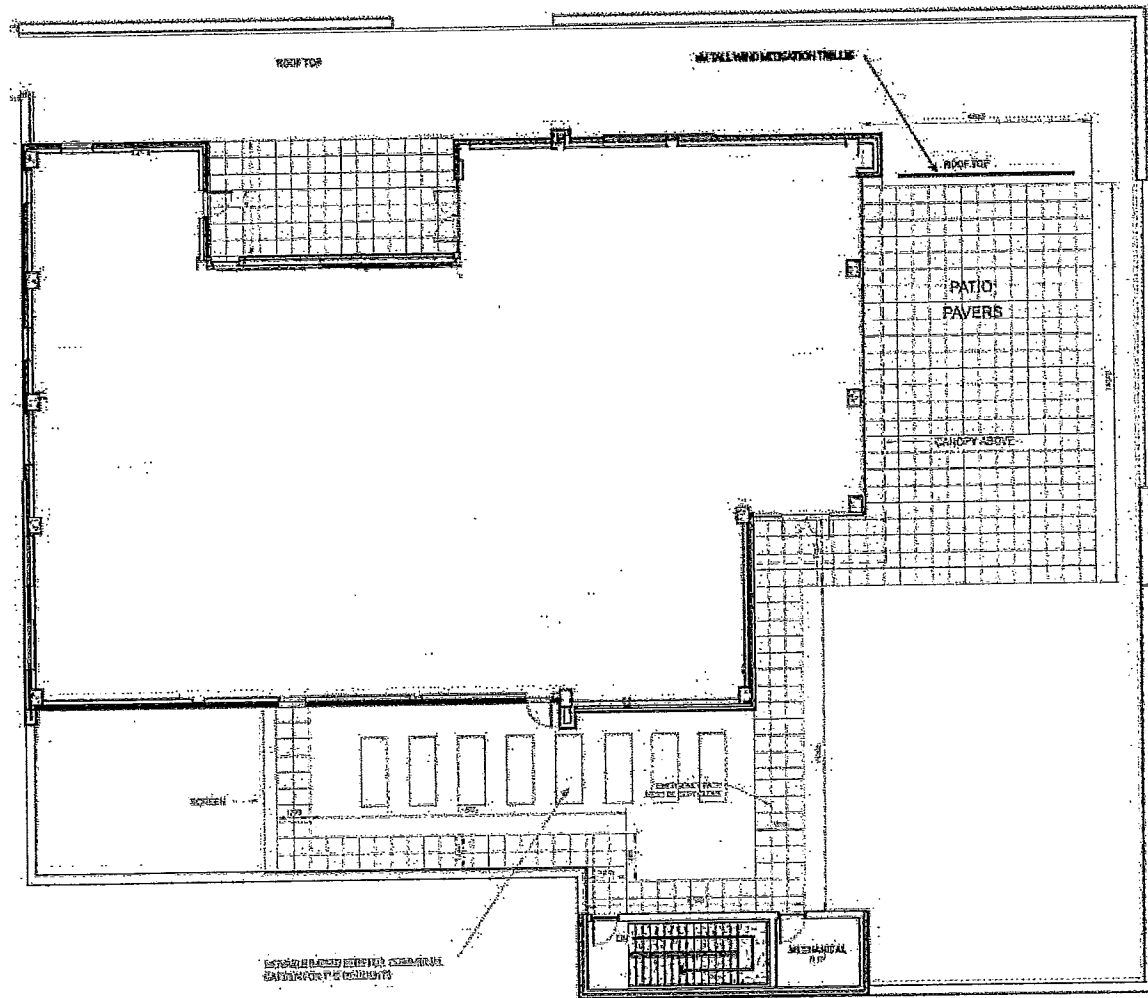


Appendix VI: Conceptual Elevation West



Appendix VII: Illustrative Landscape Plan



Appendix VIII: Illustrative Landscape Plan (5TH Floor)

Appendix IX: Green Sustainability Practices and Targets

Design Category

1. Design and orient building to respond to solar patterns in order to create opportunities for passive solar heating and shading for cooling.
2. Apply passive design principles that improve efficiency of mechanical systems by maximizing natural ventilation and day lighting and enhancing envelope efficiency.
3. Addresses universal accessibility and universal design at the main building entrance and the first level parkade lobby entrance.
4. Have a minimum of 3% residential units to be fully wheelchair accessible.
5. Ensure that the design of the building provides a diversity of Dwelling types.

Energy Category

1. Achieve a 29% efficiency improvement over the Model National Energy Code (MNECB).
2. Specify Heating, Ventilating and Air-Conditioning (HVAC) and refrigeration equipment that do not contain Hydro Chlorofluorocarbons (HCFCs).
3. Meet the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) 90.1 2001 standards for lighting, including metering, smart controls and occupancy sensors in public spaces.
4. Ensure that 70% of fixtures and appliances supplied are Energy Star compliant.
5. Achieve a 33% efficiency improvement over the Model National Energy Code (MNECB).

Water Category

1. Design an on lot storm water control system having a controlled discharged rate of 20-35 Litre/second/ha for 1:100 storm events.
2. Specify water efficient fixtures such as low-flow toilets, urinals and faucets to ensure reduction of potable water consumption by 30%.
3. Specify drought resistant and/or native indigenous planting species.

Matter Category

1. Provide a construction waste management plan to recycle and/or salvage a minimum 50% of non-hazardous construction and demolition debris.
2. Provides for user-friendly and accessible handling and storage facilities for recyclable materials.
3. At least 7.5% of the specified project materials, based on value, are comprised of recycled content as defined by CAN/CSA-ISO 14021-00 Environmental Labelling and Advertising Guidelines.
4. At least 10% of the project's specified materials, based on value, are comprised of regionally extracted and manufactured materials. Regionally extracted refers to at least 80% of their mass extracted, processed and manufactured within 800 KM by truck and/or 2,400 KM by rail or water.

Air Quality Category

1. Complies with the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) 62-2004 ventilation standards.
2. Minimize air and dust emissions during construction and demolition.
3. A minimum of 50% of the project's specified materials are low-emitting, including adhesives and sealants, paints and coatings, carpet systems, composite wood and agri-fiber products. Paints and coatings shall not exceed the VOC (Volatile organic compound) limits set by the Green Seal Standards GS-11 and GS-03. Carpet systems must meet or exceed the requirements of the Carpet and Rug Institute's Green Label Indoor Air Quality Test Program.

Movement Category

1. The design of the project does not exceed 20% of the Site area for surface parking.
2. Design the underground parking to provide for "unbundled" parking spaces from residential unit.

3. Provide a car-share vehicle with a designated stall for every 50 Dwelling units, or provide a stall and have a car-share cooperative supply the vehicles.

Community Category

1. Provide a contribution to affordable housing in accordance with Council approved policy which may be amended from time to time.
2. Provide a voluntary contribution for public art to be located on either private or public lands in accordance with The Quarters Downtown, Platform for Public Art as prepared by the Edmonton Arts Council.
3. Ensure that the design of the project provides at least 150 m² of indoor community amenity space such as recreation facilities, daycares, or cultural facilities.
4. Provide publicly accessible open space to increase Site permeability and to provide a minimum of 225 m² for enhanced options for the pedestrian in the form of mews or plaza development.

New Innovation Category

1. Provide new exemplary and innovative technology which falls within one of the above categories.